MONTEREY COUNTY ZONING ADMINISTRATOR

AGENDA

Thursday, December 8, 2011

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Jacqueline Onciano, Zoning Administrator
Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: July 28, August 11 and 25, September 8 and 29, October 13 and 27, and November 10, 2011

D. SCHEDULED ITEMS

1. 1:30PM - CYPRESS COMMUNITY CHURCH – PLN110144
   Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description: Administrative Permit and Design Approval to allow the replacement of four existing antennas on 10-foot stub mounted poles with four new 15-foot stub mounted poles with four (4) antennas [two (2) new antennas and two (2) existing antennas] and replace the existing 10 foot fence with a 15 foot fence. The property is located at 681 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 161-251-012-000), Toro Area Plan. Recommended Action: Approve Project

2. 1:35PM - HARTNETT STEPHEN P - PLN080046
   Project Planner: Liz Gonzales. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM OCTOBER 13, 2011. Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; 2) A Coastal Development Permit to allow a new 850 square foot Caretaker's Unit with 675 square foot garage; 3) A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; 4) An Amendment to the Conservation and Scenic Easement to change the location of the existing building envelope; and 5) Design Approval. The property is located at 164 Corona Road, Carmel (Assessor's Parcel Number 241-221-011-000), Carmel Area Land Use Plan, Coastal Zone. Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

3. 1:40PM - PEBBLE PROPS LLC - PLN110132
   Project Planner: Liz Gonzales. Environmental Status: Negative Declaration. Project Description: Coastal Development Permit for development with a positive archaeological report to allow the removal of existing rock and mortar walls and wood
fence on the front property line and replace with a new engineered stone veneered CMU landscape wall to match existing similar walls along the front of neighboring parcels and new wood cladding to existing glass cabin; permit also clears remaining Code Enforcement case (11CE00138) to include a new sump and pump, trenching around the structures, and new stone facing and handrails to the existing main structure; and Design Approval. The property is located at 163 Spindrift Road, Carmel (Assessor's Parcel Number 241-192-007-000), Carmel Area Land Use Plan, Coastal zone. **Recommended Action:** Adopt Negative Declaration and Approve Project

4. **1:45PM - KREBS STEVEN C/FRANCES D TRS - PLN100448**  
**Project Planner:** Paula Bradley.  
**Environmental Status:** Exempt.  
**Project Description:** Variance to allow a reduction in rear yard setback requirement from 20 feet to two feet, six inches to allow a 587 square foot addition to an existing 1,315 square foot single family dwelling, and Design Approval, to clear a zoning code violation (File No. 10CE00208). The property is located at 8205 El Camino Estrada, Carmel (Assessor's Parcel Number 169-051-003-000), Carmel Valley Master Plan area. **Recommended Action:** Deny Project

E. **OTHER MATTERS**

F. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.