Monterey County Zoning Administrator

AGENDA
Thursday, February 26, 2015

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.m.

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health

Jennifer Bodensteiner, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 9:30 AM - DAVI FRANCESCO S/ CAROLYN R - PLN141007
Project Planner: Maria Lopez. Project Location: 11427 Del Monte Ave, Castroville.
Assessor’s Parcel No: 030-211-055-000. Permit Type: Design Approval. Planning Area: North County.
Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM FEBRUARY 12, 2015. Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage. Recommended Action: Continue project to March 12, 2015 hearing

2. 9:40 AM - COOPER DAVID/DEBORAH - PLN140573
Project Planner: Elizabeth Gonzales. Project Location: 25535 Via Paloma, Carmel.
Planning Area: Carmel Valley Master Plan. Environmental Status: Categorical Exemption.
Project Description: Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval for the construction of a 2,735 square foot two-story single family dwelling with a 966 square foot cantilevered veranda and a 783 square foot attached garage; grading of approximately 230 cubic yards of cut and 78 cubic yards of fill; 2) a Use Permit for the removal of 10 Oak trees (6", 5-10", 14", 2-18" 20" in diameter); and 3) Design Approval. Recommended Action: Approve Project

3. 9:50 AM - WTCC Ventana Investors V LLC - PLN140729
Project Planner: Joe Sidor. Project Location: 48123 Hwy 1, Big Sur. Assessor’s Parcel No: 419-321-010-000 and 419-321-015-000. Permit Type: Design Administrative. Planning Area: Coast-Big Sur. Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM JANUARY 29, 2015. Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately
500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs. **Recommended Action:** Continue project to March 12, 2015 hearing.

4. **10:00 AM - BERTUCIO CHARLES/ CORINNE TRS - PLN140909**  
   **Project Planner:** Cynthia Bettencourt. **Project Location:** 1016 Rodeo Rd, Pebble Beach.  
   **Assessor's Parcel No:** 007-312-010-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the demolition of an existing two-story dwelling and attached garage; and the construction of a 2,786 square foot two-story dwelling with a 441 square foot attached garage, a covered entry porch, first and second story covered terraces, 2 foot high concrete retaining walls and built in BBQ and fire pit. **Recommended Action:** Approve Project

5. **10:10 AM - LO JACOB S - PLN140510**  
   **Project Planner:** Daniel Lister. **Project Location:** 2897 17 Mile Dr, Pebble Beach. **Assessor’s Parcel No:** 007-201-007-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot garage. The project includes the removal of two (2) Monterey Pine trees and one (1) Oak tree. **Recommended Action:** Approve Project

6. **10:20 AM - JORDAN WILLIAM H/ SUSAN J TRS - PLN140354**  
   **Project Planner:** Elizabeth Gonzales. **Project Location:** 87 Yankee Point Dr, Carmel. **Assessor's Parcel No:** 243-153-007-000. **Permit Type:** Variance. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Variance to allow an increase to lot coverage from 18% to 21% for the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling. **Recommended Action:** Approve Project

7. **10:30 AM - BRITTON DONALD/ SUSAN TRS - PLN130574**  
   **Project Planner:** David Mack. **Project Location:** 28650 Robinson Cyn Rd, Carmel. **Assessor's Parcel No:** 416-025-010-000. **Permit Type:** Variance. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Variance Request for the reduction of front yard setback for the placement of a non-habitable accessory structure (garage); 2) Administrative Permit to allow the construction of a two-story 1,616 square foot single family dwelling on an existing foundation; new 576 square foot garage with 682.5 second story guesthouse; new septic system and leach fields; removal of 2 landmark Redwood trees; and 3) Design Approval. **Recommended Action:** Approve Project

8. **10:40 AM - MCBRIDE MARTHA K/ MCBRIDE DEAN A - PLN140684**  
   **Project Planner:** David Mack. **Project Location:** 325 River Rd, Salinas. **Assessor’s Parcel No:** 139-061-005-000. **Permit Type:** Variance. **Planning Area:** Toro. **Environmental Status:** Statutory Exemption. **Project Description:** Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) zoning designation from 5% to 14.9%, and Design Approval to allow a 964 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. **Existing**
on-site development is legal non-conforming and consists of approximately 9,636 square feet (15.15% coverage). The project proposes to demolish an existing accessory structure of approximately 1,600 square feet then construct the addition to result in an overall site coverage of approximately 9,501 square feet of coverage (14.9%). **Recommended Action:** Continue project to March 12, 2015 hearing.

**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.