Monterey County Zoning Administrator

AGENDA
Thursday, June 14, 2012

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
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30 PM - BRODIE DOUGLAS/ELIZABETH - PLN120168
   Project Planner: Maria Lopez.  Environmental Status: Exempt.  Project Description: Design Approval to allow the demolition of an existing 4,153 square foot one-story single family dwelling with an attached 632 square foot garage and allow the construction of a new 2,855 square foot two-story single family dwelling with an attached 659 square foot garage, 36 square foot covered porch, 190 square foot covered verandas, 126 square foot balconies, 6 inch garden wall on 2 foot retaining wall (153 linear feet), and 6 feet redwood board fence (84 linear feet), and grading (approx. 30 cubic yards of cut/310 cubic yards of fill, disturbed ground 10,041 square feet). Materials and colors of cement plaster body and trim (Renoir bisque), windows (heath), and clay tile roof (Newport).  The property is located at 3072 Bird Rock Road, Pebble Beach (Assessor's Parcel Number 007-332-004-000), Greater Monterey Peninsula Area Plan.  Recommended Action: Approve Project

2. 1:35 PM - FASH VICTORIA R TR - PLN120165
   Project Planner: Ramon Montano.  Environmental Status: Exempt.  Project Description: Minor and Trivial Amendment to a Combined Development Permit (PLN110254) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 418 square foot two-car garage and a 427 square foot bedroom/bath/laundry room; the construction of an attached 410 square foot two-car garage, a 427 square foot bedroom/bath/laundry room, and an 802 square foot observation deck on the roof of the garage/bedroom/bath/laundry room; an interior remodel of a 3,244 square foot two-story single family dwelling; the installation of an above-ground residential generator 4.5 feet tall by 2.5 feet wide with a sound attenuation enclosure; stone cutting using a wet saw in a negative pressure enclosure vented to the outside through a HEPA filter; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and a Variance to exceed floor area ratio (from 54% to 51%; 45% allowable) by reducing the internal second story floor
area by 182 square feet and the garage by 8 square feet for a total of 190 square feet. The property is located at 26443 Scenic Road, Carmel (Assessor's Parcel Number 009-471-017-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve 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.

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