Monterey County Zoning Administrator

AGENDA
Thursday, August 27, 2009

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

Taven Kinison-Brown, Zoning Administrator
Michael Trapani, Water Resources Agency
Nicole Silva, Environmental Health
Rick Sauerwein, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - RODDICK DALE & MAUREEN (J T) - PLN070347
PLANNING AREA: Carmel Valley Master Plan Area. PROJECT PLANNER: Brittany Nicholson. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Administrative Permit and Design Approval to allow the construction of a 2,507 square foot two-story single family dwelling with an 896 square foot covered porch and a 480 square foot attached carport. The project is located at 27500 Schulite Road, Carmel (Assessor's Parcel Number 416-023-043-000), Carmel Valley Master Plan. RECOMMENDED ACTION: Approve Project.

2. 1:35PM - FISHER PAUL S - PLN080468
PLANNING AREA: Big Sur Coast Area. PROJECT PLANNER: Joe Sidor. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, demolition of the existing hot tub, repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; 2) A Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; 3) A Coastal Development Permit to allow development on slope greater than 30 percent; and 4) Design Approval. The project is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Big Sur Planning Area, Coastal Zone. RECOMMENDED ACTION: Approve Project.
3.  **1:35PM - BLACKSTOCK III - PLN090130**  
**PLANNING AREA:** Del Monte Forest Area.  **PROJECT PLANNER:** Joe Sidor.  
**ENVIRONMENTAL STATUS:** Mitigated Negative Declaration.  **PROJECT DESCRIPTION:** Continued from August 13, 2009. Amendment to a previously approved combined development permit (PLN060328) and application (PLN070289). This amendment will recombine the project components, separated by the Zoning Administrator on May 31, 2007, and will reduce the overall size of the project. Combined development permit consisting of: 1) A Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); 2) A Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; 3) A Coastal Administrative Permit to allow the construction of a 425 square foot guest house, including grading consisting of 290 cubic yards of cut and 55 cubic yards of fill; 4) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 5) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 6) Design approval. The project is located at 1134 Madre Lane, Pebble Beach (Assessor’s Parcel Number 008-481-010-000), Del Monte Forest Area, Coastal Zone.  
**RECOMMENDED ACTION:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Plan and Approve Project.

4. **1:40PM - COUNTY OF MONTEREY PARKS DEPT - PLN090206**  
**PLANNING AREA:** North County (Coastal Zone).  **PROJECT PLANNER:** Elizabeth Gonzales.  
**ENVIRONMENTAL STATUS:** Categorically Exempt.  **PROJECT DESCRIPTION:** Coastal Development Permit for the removal of one oak tree (5-prong cluster) within a county right of way for the purposes of providing emergency access into Manzanita Park. The project is located at the end of Dyer Road (Assessor’s Parcel Number 129-021-037-000), Prunedale, North County Land Use Plan, Coastal Zone.  
**RECOMMENDED ACTION:** Approve Project.

E. **OTHER MATTERS**

F. **ADJOURNMENT**

The Recommendation Action section 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 Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning, 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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