Monterey County Zoning Administrator

AGENDA
Thursday, July 29, 2010

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

Mike Novo, Zoning Administrator   Michael Trapani, Water Resources Agency
Patrick Treffry, Environmental Health    Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: January 14, 28; February 11, 25; March 11, 25; April 8; May 13, 27, and June 10, 2010

D. DESIGN APPROVALS

1. 1:30 PM - SUCHY DANIEL R & JOANN TRS - PLN100068
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA PLAN.  PROJECT PLANNER:
   MARIA LOPEZ.  ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT.  PROJECT
   DESCRIPTION: DESIGN APPROVAL TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE
   FAMILY RESIDENCE AND THE CONSTRUCTION OF A TWO-STORY 2,746.40 SQUARE FOOT
   SINGLE FAMILY RESIDENCE AND 490.60 SQUARE FOOT GARAGE ON A 9,250 SQUARE FOOT
   PARCEL.  GRADING IS APPROXIMATELY 100 CUBIC YARDS CUT AND 50 CUBIC YARDS FILL.
   THE PROPERTY IS LOCATED AT 1046 RODEO ROAD, PEBBLE BEACH (ASSESSOR’S PARCEL
   NUMBER 007-323-012-000), GREATER MONTEREY PENINSULA AREA PLAN.

2. 1:30PM - SUCHY DANIEL R & JOANN TRS - PLN100126
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA PLAN.  PROJECT PLANNER:
   MARIA LOPEZ.  ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT.  PROJECT
   DESCRIPTION: DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A TWO-STORY
   2,740.30 SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 497 SQUARE FOOT ATTACHED
   GARAGE. MATERIALS AND COLORS CONSIST OF BROKEN ARROW STUCCO (BODY),
   MIDDLEBURY BROWN (TRIM), RUSTIC FINISH (DOORS AND WINDOWS), AND SYNTHETIC
   SLATE ROOF TILES (ROOF).  GRADING IS APPROXIMATELY 100 CUBIC YARDS OF CUT AND 50
   CUBIC YARDS OF FILL.  THE PROPERTY IS LOCATED AT 1046 RODEO ROAD, PEBBLE BEACH
   (ASSESSOR’S PARCEL NUMBER 007-323-012-000), GREATER MONTEREY PENINSULA AREA
   PLAN.
E. SCHEDULED ITEMS

3. 1:30PM - SPANOS MICHAEL A Tr - PLN090308
PLANNING AREA: Del Monte Forest, Coastal Zone. PROJECT PLANNER: Joe Sidor. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Combined Development Permit consisting of: 1) A Coastal Administrative Permit for the construction of 25 square feet of additions to an existing 4,751 square foot single family dwelling, the construction of a 788 square foot attached garage, the construction of approximately 400 square feet of outdoor covered entry, and the construction of approximately 275 linear feet of retaining walls; 2) A Coastal Development Permit to allow development of terraces, stairs, and a portion of the garage on approximately 870 square feet of slope greater than 25 percent; 3) A Variance from the Pescadero Watershed structural and impervious surface coverage limitations to allow the conversion of 8,182 square feet of impervious surface coverage (areas of existing driveway and motor-court) to 1,214 square feet of structural coverage and 1,069 square feet of relocated impervious surface coverage (stairs and terraces), resulting in a net reduction of 5,891 square feet from the existing 15,054 square feet to a proposed 9,163 square feet; 4) Design Approval (to match existing colors and materials); and grading consisting of approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill (zero net export). The property is located at 1515 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-045-000), Del Monte Forest area, Coastal Zone. RECOMMENDED ACTION: Approve Project

4. 1:30PM - HARBOR CHAPEL INCORPORATED - PLN090044
PLANNING AREA: North County, Coastal. PROJECT PLANNER: Liz Gonzales. ENVIRONMENTAL STATUS: Categorically Exempt. PROJECT DESCRIPTION: Coastal Development Permit to allow the installation and connection of two 960 square foot modular units (currently stored on the site) with a 160 square foot bathroom addition to create a 2,080 square foot conference room addition as accessory use to an existing church along with adding a new 1,500 square foot septic system. RECOMMENDED ACTION: Approve Project

5. 1:30PM - HAWKINS SCOTT A & SUZAN F - PLN050678
PLANNING AREA: Project Planner: Liz Gonzales. ENVIRONMENTAL STATUS: Mitigated Negative Declaration. PROJECT DESCRIPTION: Combined Development Permit consisting of 1) A Coastal Administrative Permit to construct a new 5,405 square foot single family dwelling with 101 square foot porch, 739 square foot deck and a 712 square foot attached garage, new propane tank, two new 5,000 gallon water tanks, new septic system, and grading (530 cubic yards of cut/530 cubic yards of fill); 2) coastal development permit for the removal of four clusters and three coast live oak trees (ranging from 6 to 12 inches in diameter); and 3) coastal development permit for development within 100 feet of environmentally sensitive habitat to clear ce060151. The project is located at 895 Elkhorn Road, Royal Oaks (Assessor's Parcel Number 181-151-005-000), North County Coastal Zone. RECOMMENDED ACTION: Adopt Mitigated Negative Declaration with
6. 1:30PM - WHITEN JOHN L - PLN090409  
**Planning Area:** North County Land Use Plan area, Coastal Zone.  
**Project Planner:** Anna Quenga.  
**Environmental Status:** Exempt.  
**Project Description:** Coastal Administrative Permit to allow the construction of a 2,224 square foot manufactured dwelling, a 1,984 square foot metal storage building, two (2) 5,000 gallon water storage tanks, and a septic disposal system. The property is located at 19191 Karner Road, Castroville (Assessor’s Parcel Number 131-073-034-000).  
**Recommended Action:** Approve Project

7. ANDERSON JAMES R & FARMER GAIL LEE TR - PLN100072  
**Planning Area:** Del Monte Forest Land Use Plan.  
**Project Planner:** Anna Quenga.  
**Environmental Status:** Exempt.  
**Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (86 cubic yards of cut and 80 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: 1 7-inch, 2 8-inch, 1 9-inch, 1 10-inch, 4 12-inch, 4-inch, 1 124-inch landmark, 2 30-inch landmark, and 2 36-inch landmark. Materials and colors to consist of light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts. The property is located at 4088 Sunset Lane, Pebble Beach (Assessors’ Parcel Number 008-121-005-000), Del Monte Forest Land Use Plan, Coastal Zone.  
**Recommended Action:** Approve Project

8. 1:30PM - COLT ROAD ASSOCIATES LLC - PLN070199  
**Planning Area:** Project Planner: Steve Mason.  
**Environmental Status:** Mitigated Negative Declaration.  
**Project Description:** Combined Development Permit: Design approval and Administrative permit to allow the construction of a 2,648 square foot one story single family dwelling with an attached 864 square foot garage in the Visually Sensitive or "VS" district; and a Use Permit for the removal/relocation of twelve Oak trees (8-12" diameter) and Grading (approximately 327 cy cut and 327 cy fill). The project is located at 25993 Colt road, Carmel Valley, approximately 500 feet north of Colt Road and Saddle Road Intersection, Monterey (Assessor’s Parcel Number 416-122-018-000), Greater Monterey Peninsula Area.  
**Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

9. 1:30PM - CASTROVILLE WATER DISTRICT - PLN090279  
**Planning Area:** North County Non-Coastal and Castroville Community Plan.  
**Project Planner:** Valerie Negrete.  
**Environmental Status:** Categorically Exempt per Section 15303 (c) and (e).  
**Project Description:** Combined Development Permit consisting of a 1) Use Permit to allow Castroville Community Services District to construct a 2,800 square foot metal building for the storage of sewer maintenance equipment and vehicles; and 2) Use
PERMIT FOR A REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES FROM 20 SPACES TO 12 SPACES. THE PROPERTY IS LOCATED AT 11301 WOOD STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-222-008-000), NORTH COUNTY (NON-COASTAL) AREA PLAN AND CASTROVILLE COMMUNITY PLAN. RECOMMENDED ACTION: APPROVE PROJECT

F. OTHER MATTERS

G. 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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