Monterey County Zoning Administrator

AGENDA
Thursday, January 28, 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
Nicole Silva, Environmental Health   Chad Alinio, Public Works

A.  ROLL CALL

B.  PUBLIC COMMENTS

C.  APPROVAL OF MINUTES:  December 10, 2009

D.  DESIGN APPROVALS

1.  1:30PM - LINDEN TOM TR ET AL - DA090260
   PLANNING AREA: GREATER MONTEREY PENINSULA AREA PLAN. PROJECT PLANNER: DELINDA ROBINSON. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO AMEND PREVIOUSLY APPROVED DESIGN APPROVAL DA080411 TO: 1) REDUCE THE NUMBER OF DORMERS FROM NINE TO SEVEN; 2) TO MODIFY THE STYLE OF DORMERS TO AN "EYEBROW" STYLE; AND 3) TO INCREASE THE HEIGHT OF THE RESIDENCE FROM 24' 3 1/4" TO 25'-11" TALL. THE PROPERTY IS LOCATED AT 1051 RODEO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 007-322-012-000), GREATER MONTEREY PENINSULA AREA PLAN.

2.  1:30PM - ATTERIDGE MICHAEL A & JENNIFER - DA090322
   PLANNING AREA: TORO AREA. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: DESIGN APPROVAL TO ALLOW THE RELOCATION OF AN APPROXIMATELY 2,530 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING FROM 925 PADRE DRIVE, IN THE CITY OF SALINAS TO 54 HARPER CANYON ROAD, SALINAS (UNINCORPORATED MONTEREY COUNTY) AND ADDITION OF A TWO-CAR 331 SQUARE FOOT GARAGE, 326 SQUARE FOOT MASTER BEDROOM, 505 SQUARE FOOT BASEMENT/STORAGE ROOM TO RESULT IN A 3,361 SQUARE FOOT TWO-STORY RESIDENCE. MATERIALS AND COLORS TO MATCH EXISTING RESIDENCE. THE PROPERTY IS LOCATED AT 54 HARPER CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 416-251-041-000), TORO AREA PLAN.

E.  SCHEDULED ITEMS

3.  1:30PM - HYLES MARK - PLN090221
   PLANNING AREA: BIG SUR COAST LAND USE PLAN. PROJECT PLANNER: LIZ GONZALES. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (PALO COLORADO CREEK) TO ALLOW THE REMODEL OF AN EXISTING 126
SQUARE FOOT SINGLE STORY CABIN TO INCLUDE A 161 SQUARE FOOT GREAT ROOM ADDITION AND A 169 SQUARE FOOT SECOND STORY LOFT FOR A TOTAL PROPOSED 456 SQUARE FOOT TWO-STORY CABIN; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 37029 PALO COLORADO ROAD, CARMEL (ASSESSOR’S PARCEL NUMBER 418-031-022-000), BIG SUR COAST LAND USE PLAN. RECOMMENDED ACTION: APPROVE PROJECT

4. 1:30PM - CRAVEN ROARK A & SHELBY TAYLOR - PLN090036
PLANNING AREA: CARMEL VALLEY MASTER PLAN. PROJECT PLANNER: ERIC SNIDER.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 5,301 SQUARE FOOT, ONE STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE CAR GARAGE. THE PROPOSED RESIDENCE WILL REPLACE THE ORIGINAL 1,704 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING DESTROYED BY FIRE. THE PROJECT IS LOCATED AT 25905 RIO VISTA DRIVE, CARMEL (ASSESSOR’S PARCEL NUMBER 015-042-019-000), CARMEL VALLEY MASTER PLAN. RECOMMENDED ACTION: CONTINUE TO FEBRUARY 11, 2010 FOR RENOTIFICATION

5. 1:30PM – THE BIG SUR LAND TRUST - PLN090271
PLANNING AREA: CARMEL LAND USE PLAN. PROJECT PLANNER: JOE SIDOR.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
AFTER-THE-FACT COASTAL DEVELOPMENT PERMIT (PER 20.62.030.B) AND DESIGN APPROVAL FOR AN EXISTING TELECOM FACILITY TO ALLOW AN INCREASE IN LATTICE TOWER HEIGHT FROM 20 FEET TO THE EXISTING 30 FEET, TO ALLOW A PROPOSED 10 FOOT PIPE MOUNT EXTENSION (TOTAL HEIGHT OF 40 FEET), AND TO ALLOW THE PROPOSED ADDITION OF NEW EQUIPMENT WITHIN THE EXISTING ENCLOSURE AREA (GPS ANTENNA, TWO PANEL ANTENNA, MICROWAVE DISH, AND EQUIPMENT CABINET). THE PROPERTY IS LOCATED ON RED WOLF DRIVE, CARMEL (ASSSESSOR’S PARCEL NUMBER 416-011-007-000), POINT LOBOS RIDGE AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

6. 1:30PM - THE BIG SUR LAND TRUST - PLN080442
PLANNING AREA: CARMEL LAND USE PLAN. PROJECT PLANNER: JOE SIDOR.
ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION:
COASTAL DEVELOPMENT PERMIT (PER 20.62.030.B) AND DESIGN APPROVAL FOR AN EXISTING TELECOM FACILITY TO ALLOW AN 8 FOOT INCREASE IN HEIGHT ON EXISTING PANEL ANTENNA FRAM FROM 15.5 FEET TO 23.5 FEET. THE PROPERTY IS LOCATED ON RED WOLF DRIVE, CARMEL (ASSSESSOR’S PARCEL NUMBER 416-011-007-000), CARMEL LAND USE PLAN, POINT LOBOS RIDGE AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT.

7. 1:30PM - EASTMAN TIM & ALEXANDRA - PLN090337
PLANNING AREA: TORO AREA. PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
GENERAL DEVELOPMENT PLAN AND AMENDMENT TO PLN010060 TO ALLOW THE CONVERSION OF AN EXISTING 1,500 SQUARE FOOT SINGLE FAMILY DWELLING TO A SMALL ANIMAL VETERINARY CARE CONSULTATION AND SURGERY CENTER. THE PROPERTY IS LOCATED AT 15885 TORO HILLS AVENUE, SALINAS (ASSESSOR’S PARCEL NUMBER 161-041-016-000), TORO AREA PLAN. RECOMMENDED ACTION: CONTINUE TO FEBRUARY 11, 2010.

8. 1:30PM - AJIR KAMBIZ & CANTRELL LINDA - PLN090175
PLANNING AREA: CARMEL VALLEY MASTER PLAN. PROJECT PLANNER: ELISA CAVALIERE.
ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION:
COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT TO ALLOW THE ADDITION OF A RESTAURANT USE TO AN EXISTING CONVENIENCE MARKET LOCATED IN AN EXISTING GAS
STATION, (2) A USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES WITHIN 200 FEET OF A RESIDENTIAL ZONING DISTRICT; AND (3) DESIGN APPROVAL FOR CONSTRUCTION OF A 560 SQUARE FEET ADDITION TO THE EXISTING STRUCTURE, AND INTERIOR REMODEL TO INCLUDE THE ADDITION OF A KITCHEN AND DINING TABLES. THE PROJECT IS LOCATED AT 27800 DORRIS DRIVE, CARMEL (ASSESSOR'S PARCEL NUMBER 169-235-019-000), MID VALLEY SHOPPING CENTER, CARMEL VALLEY, CARMEL VALLEY MASTER PLAN AREA. RECOMMENDED ACTION: APPROVE PROJECT

9. 1:30PM - DE LE TORRE FRANCISCO MORAN & MORAN TERESA SALCE - PLN090158

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.

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