Monterey County Zoning Administrator
AGENDA
Thursday, March 14, 2013

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

Jacqueline Onciano, Zoning Administrator
Jennifer Bodensteiner, Water Resources Agency
Roger VanHorn, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 30, September 27, October 11, October 25, November 8, December 13, 2012; January 10, January 31, February 28, 2013

D. SCHEDULED ITEMS

1. 1:30PM - 26195 SCENIC HOLDINGS, LLC - PLN130012
Project Planner: Liz Gonzales. Environmental Status: Exempt. Project Description: Minor and Trivial Amendment (PLN130012) for demolition over 50% of the exterior walls in order to construct already approved Design Approval (PLN100443) allowing a remodel of an existing 2,704 square foot single family dwelling including a 965 square foot lower level family room/bedroom addition, a new 525 square foot second story master bedroom and two main floor cantilevered windows; colors and materials consist of tan stucco with exterior stone cladding, cedar stained wood beams and shutters, metal clad windows, bronze railing, copper gutters and American slate roofing materials; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Variance to exceed allowable 35% lot coverage and allow existing legal non-conforming lot coverage of 37.5%, and grading consisting of approximately 150 cubic yards of cut. The garage will remain. The property is located at 25195 Scenic Road, Carmel (Assessor's Parcel Number 009-422-023-000), Carmel Area Land Use Plan, Coastal Zone. Recommended Action: Approve Project

2. 1:40PM - SAUNDERS RONALD W/LINDSAY HOOVER - PLN110037
Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description: Use Permit to correct code enforcement violation (10CE00388) to allow development within the Carmel Valley River floodplain for the "after-the-fact" conversion of a 595 square foot second story conversion of a two-story 1,647 square foot duplex to a single family dwelling which will include the removal of exterior stairs, a 29 square foot addition (laundry room expansion), new siding of Fiber Cement Panels, a detached fireplace and Design Approval. The property is located at 25 Lazy Oaks, Carmel Valley (Assessor's Parcel Number 189-311-026-000), Carmel Valley Master Plan. Recommended Action: Approve Project
3.  1:50 PM - SHARIFZADEH SHAHIN TR - PLN120561  
Project Planner: Steve Mason.  Environmental Status: Exempt.  Project Description:
Combined Development to consist of: 1) A Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and fire pit. Grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill; and 2) a Coastal Administrative Permit for parking within the required front setback; and 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource.  The property is located at 26225 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-014-000), Carmel Area Land Use Plan, Coastal Zone.  Recommended Action: Approve Project

4.  2:00 PM - DOBBINS JAMES M JR/NANCI ANNE TRS - PLN120681  
Project Planner: Steve Mason.  Environmental Status: Exempt.  Project Description:
Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,354 square feet (Overall impervious coverage is to be decreased from 27,408 square feet).  The property is located at 3167 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest 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.

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.