Monterey County Zoning Administrator

AGENDA
Thursday, July 30, 2009

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 8, February 12, February 26, March 12, April 9, April 30, and May 14, 2009

D. SCHEDULED ITEMS

1. 1:30PM - BURTON BRUCE & JEANNE KOPLOY - PLN080371
   Planning Area: North County (Coastal Zone). Project Planner: Craig Spencer. Environmental Status: Categorically Exempt. Project Description: Combined Development Permit consisting of 1) A Coastal Development Permit for the installation of a 20 foot by 50 foot (1,000 square feet) inground swimming pool with associated pool decking and excavation of approximately 230 cubic yards within 100 feet of environmentally sensitive habitat; and 2) A Coastal Development Permit for development on a slope exceeding 25%. The project is located at 14601 Tumbleweed Lane, Royal Oaks (Assessor's Parcel Number 129-141-071-000) North County Area, Coastal Zone. Recommended Action: Approve Project

2. 1:35PM - TROSKY IAN ANDREW & AMY MARIE - PLN080530
   Planning Area: Carmel Area. Project Planner: Elizabeth Gonzales. Environmental Status: Categorically Exempt. Project Description: Combined Development to allow 1) A Coastal Administrative Permit for the construction of a two story 2,770 square foot single family dwelling with attached garage, an 830 square foot covered porch, permanent well and septic system (PLN060237), grading (800 cubic yards cut/800 cubic yards fill); 2) A Coastal Development Permit to allow the removal of two Monterey Pine trees (19" and 32" in diameter); and 3) Design Approval. The project is located at 220 Upper Walden Road, Carmel (Assessor's Parcel Number 241-241-004-000), Carmel Highlands Area, Coastal Zone. Recommended Action: Approve Project
3. **1:40PM - BLANK RACHEL - PLN090063**  
**Planning Area:** North County (Coastal Zone). **Project Planner:** John Ford.  
**Environmental Status:** Categorically Exempt.  
**Project Description:** Combined Development Permit including 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, and grading of 481 cubic yards of cut and 481 cubic yards of fill and 2) Coastal Development Permit to allow installation of an underground water line across slopes exceeding 25%. The project is located at 8761 Dyer Road, Salinas (Assessor’s Parcel Number 129-021-052-000), North County Land Use Plan, Coastal Zone.  
**Recommended Action:** Approve Project

4. **1:45PM - BLANK RACHEL - PLN090064**  
**Planning Area:** North County (Coastal Zone). **Project Planner:** John Ford.  
**Environmental Status:** Categorically Exempt.  
**Project Description:** Combined Development Permit consisting of 1) Coastal Administrative Permit to allow the dismantling and removal of an existing 1,394 square foot mobile home and replacement with a two-story 2,027 square foot prefabricated single family dwelling, installation of a new septic system, new water tanks, and grading of less than 100 cubic yards and 2) A Coastal Development Permit to allow grading on slopes exceeding 25% to provide improved access to the site, install a new water line, and install a new retaining wall in an existing man made cut slope. The project is located at 8765 Dyer Road, Salinas (Assessor’s Parcel Number 129-021-053-000), North County Land Use Plan, Coastal Zone.  
**Recommended Action:** Approve Project

5. **1:50PM - PEBBLE BEACH COMPANY - PLN090184**  
**Planning Area:** Del Monte Forest Area. **Project Planner:** Joe Sidor.  
**Environmental Status:** Categorically Exempt.  
**Project Description:** Combined Development Permit consisting of: 1) A Coastal Administrative Permit for the demolition of a 2,700 square foot accessory structure (maintenance building), and 2) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The project is located at 3213 Whitman Lane, Pebble Beach (Assessor’s Parcel Number 008-401-010-000), Del Monte Forest, 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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