Monterey County Zoning Administrator

AGENDA
Thursday, October 14, 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
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: September 30, 2010

D. DESIGN APPROVAL

1. 1:30PM - AUSONIO ANDREW P ET AL - PLN100357
Planning Area: Greater Monterey Peninsula Area Plan. Project Planner: Lucy Bernal. Environmental Status: Exempt. Project Description: Design Approval to allow a major remodel/rebuild of a 2,053 square foot one-story single family dwelling to include a 4,052 square foot single story addition; a 1,583 square foot basement addition, a 289 square foot breezeway and porch; a 615 square foot two-car garage; and the removal of (3) Oak trees 6, 12, and 14 inches in diameter. Materials and colors consist of stucco siding (Frost-Beige), cement plaster windows and doors trim (Villita-Olive Green), recesses walls a wainscot base (Spanish Sand-Dark Beige), simulated slate concrete roof tiles (Grey Blend). Grading of approximately 310 cubic yards of cut and 310 cubic yards of fill). The property is located at 1531 Manor Road, Monterey (Assessor's Parcel Number 101-081-003-000), Greater Monterey Peninsula Area Plan.

E. SCHEDULED ITEMS

2. 1:30PM - HARKER DENNIS - PLN070590
Planning Area: Del Monte Forest LUP. Project Planner: Liz Gonzales. Environmental Status: Exempt. Project Description: Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior remodel, new doors and windows, expansion of existing patio and a Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone. Recommended Action: Approve Project
3.  **1:35PM - CALIFORNIA-AMERICAN WATER COMPANY - PLN100029**

**Planning Area:** Carmel LUP.  **Project Planner:** Liz Gonzales.  **Environmental Status:** Exempt.  **Project Description:** Coastal Development Permit to replace a 100,000 gallon existing steel water storage tank with a new tank of the same size, a new wood post retaining wall surrounding the tank (4'6" to 8' in height); grading for the wall (124 cubic yards cut/11 cubic yards fill); and Design Approval (tank to be of same color and materials as existing).  The property is located at 24739 Upper Trail, Carmel (Assessor's Parcel Number 009-142-010-000), Carmel Area Land Use 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.

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.