Monterey County Zoning Administrator

AGENDA
Thursday, March 26, 2015

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.m.

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

A.  ROLL CALL

B.  PUBLIC COMMENTS

C.  APPROVAL OF MINUTES:  January 8 and January 29, 2015

D.  SCHEDULED ITEMS

1.  9:30 AM - BERTUCIO CHARLES/CORINNE TRS - PLN140909
    Project Planner:  Cynthia Bettencourt.  Project Location:  1016 Rodeo Rd, Pebble Beach.
    Assessor’s Parcel No:  007-312-010-000.  Permit Type:  Design Approval.  Planning Area:  Greater Monterey Peninsula.  Environmental Status:  Categorical Exemption.  Project Description:  CONTINUED FROM FEBRUARY 26, 2015. Design Approval to allow the demolition of an existing two-story dwelling and attached garage; and the construction of a 2,786 square foot two-story dwelling with a 441 square foot attached garage, a covered entry porch, first and second story covered terraces, 2 foot high concrete retaining walls and built in BBQ and fire pit.  Recommended Action:  Approve Project

2.  9:40 AM - SUPERNOWICZ DANA E/IRVINE SUPERNOWICZ BARBARA J - PLN150017
    Project Planner:  Lucy Bernal.  Project Location:  3142 Bird Rock Rd, Pebble Beach.
    Assessor’s Parcel No:  007-343-015-000.  Permit Type:  Design Approval.  Planning Area:  Greater Monterey Peninsula.  Environmental Status:  Categorically Exemption.  Project Description:  Administrative Design Approval to allow the demolition of an existing 2,680 square foot residence and the construction of a 3,576 square foot one-story single family dwelling.  Recommended Action:  Approve Project

3.  9:50 AM - CAMPBELL DOUGLAS FREDERICK/KIMBERLEY SUE - PLN140609
    Project Planner:  Ashley Nakamura.  Project Location:  4085 Segunda Dr, Carmel.  Assessor’s Parcel No:  015-044-002-000.  Permit Type:  Administrative Permit.  Planning Area:  Carmel Valley Master Plan.  Environmental Status:  Categorical Exemption.  Project Description:  Administrative Permit and Design Approval allow the construction of a 3,348 square foot residence with 1,164 square feet of decking; a 520 square foot guesthouse; grading of approximately 436 cubic yards; and installation of a new on-site septic system.  Recommended Action:  Approve Project
4. 10:00 AM - KIRKHAM CHARLES D/LEANNE S - PLN140288  
Project Planner: Luis Osorio.  Project Location: 2813 14th Ave, Carmel.  Assessor’s Parcel No: 009-381-022-000.  Permit Type: Coastal Administrative Permit.  Planning Area: Carmel LUP.  Environmental Status: Categorical Exemption.  Project Description: Combined Development Permit consisting of: 1) Administrative Permit to allow the demolition of a 1,261 square foot single family dwelling, and construction of a new, two-story 3,014 square foot single family dwelling with a 1,003 square foot basement consisting of a garage and storage area, and associated grading; 2) Coastal Development Permit for Oak Tree removal; 3) Coastal Development Permit for development within 750 feet of an archaeological resource; and 3) Design Approval.  Recommended Action: Approve Project

5. 10:10 AM - JAMISON ROBERT J/CHRISTINA L - PLN130708  
Project Planner: Elizabeth Gonzales.  Project Location: 1268 Sombria Ln, Pebble Beach.  Assessor’s Parcel No: 008-301-008-000.  Permit Type: Combined Development Permit.  Planning Area: Del Monte Forest LUP.  Environmental Status: Categorical Exemption.  Project Description: Combined Development Permit including: 1) a Coastal Administrative Permit and Design Approval for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; and 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]; and grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill.  Recommended Action: Approve Project

6. 10:20 AM - JORDAN WILLIAM H/SUSAN J TRS - PLN140354  
Project Planner: Elizabeth Gonzales.  Project Location: 87 Yankee Point Dr, Carmel.  Assessor’s Parcel No: 243-153-007-000.  Permit Type: Variance.  Planning Area: Carmel LUP.  Environmental Status: Categorical Exemption.  Project Description: Variance to allow an increase to lot coverage from 18% to 21% for the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling.  Recommended Action: Approve Project

7. 10:30 AM - HARLAN KENNETH J TR - PLN100462  
Project Planner: Elizabeth Gonzales.  Project Location: 54310 Hwy 1, Big Sur.  Assessor’s Parcel No(s): 000-000-000 (primary), 422-011-014-000, and 422-011-015-000.  Permit Type: Combined Development Permit.  Planning Area: Coast-Big Sur.  Environmental Status: Mitigated Negative Declaration.  Project Description: CONTINUED FROM JANUARY 29, 2015.  Follow-up Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit (PLN100336) to remain as permanent installations including: approximately 825 foot long and 45 foot high soldier-pile tieback retaining wall, the reconstruction of a consistent 4-foot shoulder, the reconstruction of a consistent 12 foot lane in each direction, the construction of a 4-foot catchment basin abutting the toe of the inland slope, the construction of tapering transitions to match new lane and shoulder widths on the northern and southern portions of the project area, the placement of "open-style" bridge railing (Type 80 concrete vehicle guard railing) on top of the retaining wall (with bicycle railing attached on top of the bridge railing), approximately 30,000 cubic yards of cut and fill, and the construction of an 8-foot wide bench in front of the wall; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within 100 feet of ESHA; and 4) Monterey County Zoning Administrator Agenda  2  June 30, 2011
a Coastal Development Permit to allow development within the Big Sur Critical Viewshed.

**Recommended Action:** Continue project to a date certain.

**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.