Monterey County Zoning Administrator

AGENDA
Thursday, May 9, 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 Bodenstein, Water Resources Agency
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A.  ROLL CALL

B.  PUBLIC COMMENTS

C.  APPROVAL OF MINUTES:  None

D.  SCHEDULED ITEMS

1.  1:30PM - HANSFORD Danny L/Cheryl D HANSFORD TRS - PLN130166
   Project Planner: John Ford.  Environmental Status: Exempt.  Project Description: Variance and Design Approval to remodel the first and second floor of an existing 4,036 square foot house and attached garage.  The house currently has an FAR of 42% which exceeds the designated 35% allowed in the Del Monte Forest area of the MDR zoning district.  The applicant proposes to decrease the second floor square footage by 109 square feet and increase the first floor by 109 square feet, matching current FAR at 42%.  Materials and colors to include cedar shingle siding "Minute Mauve" body color and "Extra White" trim color, dual glazed French doors with powder coat finish, wood garage doors, and exterior lighting style "Hinkley" wood shake roofing materials.  The property is located at 933 Coral Drive, Pebble Beach (Assessor's Parcel Number 007-251-019-000), Greater Monterey Peninsula Area Plan.  Recommended Action: Approve Project

2.  1:40PM - THULL Robert W/Anne L TRS - PLN120683
   Project Planner: Joe Sidor.  Environmental Status: Exempt.  Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval (materials and colors to match existing) to allow the construction of approximately 1,563 square feet of additions (1,180 square feet to the main floor, and 383 square feet to the upper floor) to an existing 6,263 square foot single family dwelling with a 960 square foot attached garage, a 100 square foot greenhouse, a 325 square foot spa, and a 144 square foot gazebo; 2) a Coastal Administrative Permit and Design Approval (materials and colors to match existing single family dwelling) to allow the construction of an 845 square foot accessory dwelling unit with a 936 square foot attached garage; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey Cypress habitat); 4) a Coastal Development Permit to allow development within an area of positive archaeological reports; and grading (approximately 200 cubic yards of cut and 30 cubic yards of fill).  The property is located at 3187...
17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 008-481-015-000), 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.