A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - THULL ROBERT W/ANNE L TRS - PLN120683
   Project Planner: Joe Sidor. Environmental Status: Exempt. Project Description: CONTINUED FROM MAY 9, 2013. 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

2. 1:45PM - DAVIS BRIAN C/DORRILL A DAVIS TRS - PLN120701
   Project Planner: Liz Gonzales. Environmental Status: Exempt. Project Description: CONTINUED FROM MARCH 28, 2013. Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (Assessor's Parcel Number 008-112-029-000 and Assessor's Parcel Number 008-112-030-000) into a .54 acre parcel; 2) a Coastal Administrative Permit for the construction of a 3,636 square foot bi-level single family dwelling (1,127 square feet is a lower basement) with 288 square feet of verandas, and a 104 square foot breezeway attaching a 720 square foot two-car garage; 3) a Coastal Development Permit to allow the removal of 51 Monterey Pine trees (45 of the trees are
less than 12 inches in diameter and 6 are 12 inches and above in diameter) and 2 Monterey Cypress trees; and 4) Design Approval. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-112-029-000 and 008-112-030-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Continue to June 27, 2013

3. **2:00PM - DEYERLE DANIEL S/JULIANNE WILKINSON – PLN120568**  
**Project Planner:** Daniel Lister. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a new 1,578 square foot single family dwelling with an attached 780 square foot garage with art studio, 893 square feet of decks, and a 40 square foot covered porch (grading amount: 70 cubic yards cut; 300 cubic yards fill); 2) a Coastal Development Permit to allow the removal of seven (7) Monterey pine trees (four of the trees are landmark); and 3) a Design Approval. The property is located at 4126 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-083-005-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **2:15PM - HIGHWAY 68 HOLDINGS LLC - PLN100569**  
**Project Planner:** Bob Schubert. **Environmental Status:** Exempt. **Project Description:** Administrative Permit to convert an existing 7,400 square foot nursery building to be used for farm implement storage in conjunction with an outdoor sales display area, 480 square foot office trailer with restroom, parking lot landscaping and repair of existing septic system for the office and an existing residence. The property is located at 61 Monterey Salinas Highway, Salinas (Assessor's Parcel Number 207-112-013-000), Greater Salinas Area Plan. **Recommended Action:** Continue item to June 27, 2013 hearing

5. **2:30PM - BARDIS CHRISTO/SARA - PLN120663**  
**Project Planner:** Valerie Negrete. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit including: 1) a Coastal Administrative Permit to allow a 344 square foot main floor addition (new entry), a 329 square foot garage expansion, a 17 square foot bedroom addition at lower level, and a 466 square foot extension to the main level terrace to an existing 5,749 square foot two-story single family dwelling with a 8,614 square foot driveway; 2) a Variance to exceed the 9,000 square foot Pescadero Watershed limitation to reduce coverage from 17,185 impervious coverage to 14,994 square feet of impervious coverage which includes the removal of 555 square feet of terrace, 898 square feet of driveway, and the conversion of 838 square feet of motor court to eco-pavers and; 3) Design Approval. Materials and colors to match the existing. Grading of approximately 50 cubic yards of cut. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

6. **2:45PM - 3294 STEVENSON LLC - PLN120825**  
**Project Planner:** Steve Mason. **Environmental Status:** Exempt. **Project Description:** Coastal Development Permit to allow the removal of 1 Oak tree (split-trunk 15" and 12" dbh) and one Monterey Pine tree (32" dbh) and Design Approval for removal of existing concrete paver driveway, stone paver walkways, planter box, retaining wall (partial) and entry gate and construction of new decomposite gravel driveway and auto court, planter boxes, retaining wall and relocated entry gate at 6'-height masonry wall at property boundary. All materials and colors to match existing. Grading to consist of approximately 20 cubic yards of cut and 10 cubic yards of fill. Total impervious surface coverage to be reduced from 8,993 to 8,712 square feet. The
property is located at 3294 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-442-012-000), 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.