Monterey County Zoning Administrator

AGENDA
Thursday, July 25, 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 Bodensteiner, 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 - DAVIS BRIAN C/DORRILL A DAVIS TRS - PLN120701
Project Planner: Elizabeth Gonzales. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM JUNE 27, 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 (46 of the trees are less than 12 inches in diameter and 3 are 12 inches and above in diameter) and 2 Monterey Cypress trees; 4) a Coastal Development Permit to allow development within 100 feet of ESHA; and 5) 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: Adopt the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project.

2. 1:40PM - GARRETT SAMUEL W - PLN110134
Project Planner: Elizabeth Gonzales. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM JUNE 27, 2013. Administrative Permit to allow: 1) the grading and construction of a driveway and a one lane bridge over San Jose Creek to provide access to the designated Homeland Boundary on the parcel, and 2) re-grading and restoration of a historic pond as habitat along San Jose Creek for the California Red-Legged Frog, in a Site Plan Review overlay district; and Design Approval for the construction of the proposed bridge. Grading would include approximately 6,000 cubic yards (3,000 cubic yards cut and 3,000 cubic yards fill) for the road, and 200 cubic yards cut and fill balanced on site for the pond. The property is located at 52 Rancho San Carlos Road [Lot 21], Carmel (Assessor's Parcel Number
239-031-010-000), Santa Lucia Preserve Subdivision [Phase A], Greater Monterey Peninsula Area
Plan. **Recommended Action:** Continue project to September 26, 2013.

3. **1:50 PM - EASTERN DEVELOPMENT CORPORATION - PLN130370**
   
   **Project Planner:** Dan Lister. **Environmental Status:** Exempt. **Project Description:** Request for a two-year extension of a previously approved Combined Development Permit (PLN090157) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 7,628 square foot two-story single family dwelling, an attached 1,399 square foot 4-car garage, 366 square feet of retaining walls, and 947 square feet of terraces, balconies, and patios; 2) a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot caretaker unit; 3) a Coastal Development permit to allow the removal of 14 Coast live oak and 17 Monterey pine trees; 4) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area; and 5) a Variance to exceed the Pescadero Watershed structural limitation of 5,000 square feet by 1,477.2 square feet. The project includes pervious surfaces for the new driveway, motor courts and guest parking area for a total of 9,098 square feet, 674 square feet of stone walkway, and associated grading of approximately 900 cubic yards of cut and 300 cubic yards of fill. The property is located at 1573 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-019-000), Del Monte Forest, 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.

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