Monterey County Zoning Administrator

AGENDA

Thursday, June 13, 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 - MURRAY CONSTANCE TR - PLN130374
   Project Planner: Ashley Nakamura. Environmental Status: Exempt. Project Description: Design Approval to correct a code violation (11CE00134) to allow the removal of the existing twenty-foot tall communication antenna within a water tank easement. The existing twenty-foot antenna will be replaced by an eighteen inch antenna mounted to an existing electrical cabinet within the existing water tank easement. The existing electrical panel is five feet tall and the proposed antenna is eighteen inches tall, the total height as measured from ground level will be 6.5 feet tall. Colors and materials to consist of black aluminum. The property is located at 10 Oak Meadow Lane, Carmel Valley (Assessor’s Parcel Number 187-031-025-000), Carmel Valley Master Plan. Recommended Action: Approve Project

2. 1:40 PM - GERBER JAMES LOWRY/LINNEA H GERBER TRS - PLN120822
   Project Planner: Elizabeth Gonzales. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) an Administrative Permit to allow the construction of a new 4,481 square foot one-story single family dwelling with an 855 square foot detached garage and 600 square foot detached guest house; grading of approximately 2,350 cubic yards of cut and 2,350 cubic yard of fill to be balanced on site; 2) a Use Permit to allow development on slopes in excess of 30%; and 3) Design Approval. The property is located at 2 Refugio Trace, Carmel (Assessor’s Parcel Number 239-091-081-000), Santa Lucia Preserve, Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

3. 1:50 PM - WALTER JOHN PEYTON ET AL - PLN120736
   Project Planner: Joe Sidor. Environmental Status: Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within an area of positive archaeological reports; 2) a Variance to allow a reduction in the front yard setback; and 3) a Design Approval (colors and materials to match
existing) to allow the remodel of an existing 1,217 square foot single family dwelling and 236 square foot detached garage, including the construction of an approximately 600 square foot, two-story addition between the existing single family dwelling and garage, covered entry porch, demolition of a shed, approximately 240 linear feet of 6-foot wood fence, and grading (approximately 35 cubic yards of cut). The property is located at 26361 Valley View Avenue, Carmel (Assessor's Parcel Number 009-462-005-000), Carmel Land Use Plan, Coastal Zone.

**Recommended Action:** Adopt Negative Declaration and Approve Project

4. **1:50PM - SEA GARDEN LP - PLN130379**
   
   **Project Planner:** John Ford. **Environmental Status:** Exempt. **Project Description:** Variance to the maximum six foot (6') fence height and encroachment into the rear yard setback to allow a ten (10) foot tall chain link fence to be constructed six inches from the rear of the property line.
   
   The property is located at 10603 Axtell Street Castroville (Assessor's Parcel Number 030-011-013-000 & 030-011-014-000) North County Area Plan, Castroville Community Plan.

   **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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