Monterey County Zoning Administrator

AGENDA
Thursday, August 11, 2011

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Jacqueline Onciano, Zoning Administrator
Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - BRUBAKER DAVID F TR - PLN100342
   Project Planner: Elizabeth Gonzales. Environmental Status: Mitigated Negative Declaration. Project Description: Continued from June 30, 2011. Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of an existing 1,474 square foot two-story single family dwelling with a 764 square foot deck and construction of a 1,399 square foot two story residence and a 1,159 square foot patio with 108 square foot stairs, grading of approximately 519 cubic yards cut and 102 cubic yards fill (417 cubic yards to be balanced on site); and a retaining wall (8 linear feet), 2) Coastal Development Permit for development within 50 feet of a coastal bluff; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource; 4) a Variance to allow for a reduction in sideyard setback to avoid critical viewshed; and 5) Design Approval with colors and materials consisting of redwood siding, dark bronze window frames and hickory mineral composition roofing materials. The property is located at 53150 Highway 1, Big Sur (Assessor's Parcel Number 420-021-039-000), Big Sur Coast Land Use Plan, Coastal zone. Recommended Action: Continue project to September 8, 2011.

2. 1:30PM – CONNOLLY PATRICK J/GINGER F TRS – PLN100640
   Project Planner: Elizabeth Gonzales. Environmental Status: Exempt. Project Description: Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot senior citizen unit; 3) a Coastal
Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill). The property is located at 1207 Sombria Court, Pebble Beach (Assessor's Parcel Number 008-291-024-000), Del Monte Forest Land Use Plan, Coastal zone. **Recommended Action:** Approve Project

3. **1:30 PM – BLOSSOM COVE LLC – PLN100551**  
**Project Planner:** Ramon Montano.  
**Environmental Status:** Exempt.  
**Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing one-story single dwelling, three-car garage and guesthouse; Carport attached to an existing Caretaker's Unit (Caretaker’s Unit is to remain); 2) a Coastal Administrative Permit to allow the construction of a 7,059 square foot two-story single family dwelling with a 3,508 square foot bellow grade basement, an attached 652 square foot three-car garage with a 425 square foot second story guest studio above garage, and the renovation of a the existing 792 square foot Caretaker's Unit and replacement and relocation of driveway; entry gate including changes to existing landscape; grading consisting of 2,100 cubic yards of cut and 500 cubic yards of fill 1,600 to removed from the site to a County approved disposal site and Design Approval. A Variance to allow the reduction of impervious surface area from 10,341 square feet to 8,800 square feet and a reduction of structural coverage from 6,243 square feet to 4,998 square feet. The property is located at 3294 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-014-000), fronting on 17 Mile Drive, 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.

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