Monterey County Zoning Administrator

AGENDA
Thursday, December 11, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.m.

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:  October 30 and November 13, 2014

D. SCHEDULED ITEMS

1. 9:30 AM - COHEN FREDERICK B/SUSAN J - PLN140742
   Project Planner: Maria Lopez.  Project Location: 3058 Whalers Way, Pebble Beach.
   Assessor’s Parcel No: 007-302-011-000. Permit Type: Design Approval. Planning Area: Greater Monterey Peninsula. Environmental Status: Categorical Exemption. Project Description: Design Approval to allow the demolition of an existing 1,676 square foot one-story single family dwelling, and 354 square foot detached carport; and the construction of a 2,500 square foot two-story single family dwelling including an attached garage, relocation of an existing wood fence, and shed. Recommended Action: Approve Project

2. 9:40 AM - CALAMITY FARMS LLC - PLN140774
   Project Planner: Lucy Bernal.  Project Location: 500 W Carmel Valley Rd, Carmel Valley.
   Assessor’s Parcel No: 189-012-001-000. Permit Type: Design Approval. Planning Area: Carmel Valley Master Plan. Environmental Status: Categorical Exemption. Project Description: Administrative Design Approval to allow the demolition of an existing 1,300 square foot single family dwelling with a new 2,450 square foot single family dwelling with detached 784 square foot carport. The colors and materials stucco external walls (tropical tan) and metal external trim and roof. Recommended Action: Approve Project

3. 9:50 AM - WEINER DANIEL/ELLEN TRS - PLN140461
   Project Planner: Ashley Nakamura.  Project Location: 84 Corona Rd, Carmel. Assessor’s Parcel No: 241-031-024-000. Permit Type: Coastal Administrative Permit. Planning Area: Carmel LUP. Environmental Status: Categorical Exemption. Project Description: Coastal Administrative Permit and Design Approval to allow the demolition of a 1,287 square foot residence, construction of a 5,043 square foot residence, colors and materials to consist of natural wood siding and a metal seam roof, and grading of approximately 351 cubic yards of cut and 40 cubic yards of fill. Recommended Action: Approve Project
4.  10:00 AM - RICHINA ROY J/LARA M - PLN140428
Project Planner:  Grace Bogdan. Project Location:  40821 Cherry Ave, Greenfield.
Assessor’s Parcel No:  109-132-005-000. Permit Type:  Use Permit. Planning Area:  Central Salinas Valley. Environmental Status:  Categorical Exemption. Project Description:  Use Permit to allow the construction of a new wireless communication facility consisting of a 68 foot tall monopole and 202 square foot shelter. Recommended Action:  Approve Project

5.  10:10 AM - HARLAN KENNETH J TR - PLN100462
Project Planner:  Elizabeth Gonzales. Project Location:  54310 Hwy 1, Big Sur. Assessor’s Parcel No(s):  000-000-000 (primary), 422-011-014-000, and 422-011-015-000. Permit Type:  Combined Development Permit. Planning Area:  Coast-Big Sur. Environmental Status:  Mitigated Negative Declaration. Project Description: CONTINUED FROM OCTOBER 30, 2014. Follow-up Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit (PLN100336) to remain as permanent installations including: approximately 825 foot long and 45 foot high soldier-pile tieback retaining wall, the reconstruction of a consistent 4-foot shoulder, the reconstruction of a consistent 12 foot lane in each direction, the construction of a 4-foot catchment basin abutting the toe of the inland slope, the construction of tapering transitions to match new lane and shoulder widths on the northern and southern portions of the project area, the placement of "open-style" bridge railing (Type 80 concrete vehicle guard railing) on top of the retaining wall (with bicycle railing attached on top of the bridge railing), approximately 30,000 cubic yards of cut and fill, and the construction of an 8-foot wide bench in front of the wall; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within 100 feet of ESHA; and 4) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. Recommended Action: Continue project to January 28, 2015.

6.  10:10 AM - COUNTY OF MONTEREY - PLN130590
Project Planner:  Elizabeth Gonzales. Project Location:  7454 Sandholdt Rd, Moss Landing. Assessor’s Parcel No:  133-173-001-000. Permit Type:  Coastal Development Permit. Planning Area:  Moss Landing Community Plan. Environmental Status:  Mitigated Negative Declaration. Project Description: Coastal Development Permit for development on a site with a positive archaeological report to allow the installation of underground electrical utilities, cable, phone, and associated infrastructure throughout the community of Moss Landing. The utility undergrounding will replace existing overhead infrastructure, which will be removed. Recommended Action:  Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and 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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