Monterey County Zoning Administrator

AGENDA
Thursday, August 12, 2010

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

John Ford, Acting Zoning Administrator  Michael Trapani, Water Resources Agency
Patrick Treffry, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:  None

D. SCHEDULED ITEMS

E. OTHER MATTERS

1. 1:30PM - WALKER ELIZABETH ET AL - PLN100037
   PLANNING AREA: CARMEL VALLEY MASTER PLAN.  PROJECT PLANNER: DAVID MACK.
   ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION: COMBINED
   DEVELOPMENT PERMIT TO ALLOW: 1) AN ADMINISTRATIVE PERMIT TO DEMOLISH AN
   EXISTING 1,254 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A
   NEW TWO-STORY SINGLE FAMILY DWELLING (MAIN FLOOR TOTAL OF 1,187 SQUARE FOOT;
   SECOND STORY 1,085 SQUARE FOOT; 410 SQUARE FOOT ATTACHED TWO-CAR GARAGE; AND
   375 SQUARE FEET OF DECKS AND BALCONY); 2) A USE PERMIT FOR DEVELOPMENT IN
   CARMEL VALLEY FLOODPLAIN; AND 3) A DESIGN APPROVAL. MATERIALS AND COLORS:
   TIMBERLINE SHAKewood (BROWN) COMPOSITION SHINGLE ROOF, SLOW GREEN (LIGHT
   GREEN) SIDING, EVERYDAY WHITE (TAN) TRIM, EAGLE-ELEPHANT (GRAY) WINDOWS AND
   DOORS, AND ELDORADO MINERET-BLUFFSTONE (TAN/GRAY) STONEWORK.  THE PROPERTY
   IS LOCATED AT 17 CALLE DE LOS HELECHOS, CARMEL VALLEY (ASSessor'S PARCEL
   NUMBER 189-311-011-000), CARMEL VALLEY MASTER PLAN area.  RECOMMENDED
   ACTION: APPROVE PROJECT

2. 1:30PM - ANDERSON JAMES R & FARMER GAIL LEE TR - PLN100072
   PLANNING AREA: DEL MONTE FOREST LAND USE PLAN.  PROJECT PLANNER: ANNA
   QUENGa.  ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION: COMBINED
   DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND
   DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A SINGLE STORY 2,653 SQUARE FOOT
   SINGLE FAMILY DWELLING WITH AN ATTACHED 640 SQUARE FOOT GARAGE AND GRADING
   (86 CUBIC YARDS OF CUT AND 80 CUBIC YARDS OF FILL); AND 2) A COASTAL
   DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 18 MONTEREY PINE TREES
   CONSISTING OF: 1 7-INCH, 2 8-INCH, 1 9-INCH, 1 10-INCH, 4 12-INCH, 4 18-INCH, 1 24-INCH
3. 1:40PM - PADRE LANE PROJECT LLC - PLN100095  
**Planning Area:** Del Monte Forest Land Use Plan. **Project Planner:** Anna Quenga. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,595 square foot residence and 506 square foot garage and construction of a new 8,818 square foot, two-story residence with a 980 square foot attached garage; 2) A Coastal Development Permit and Design Approval to allow the construction of an 834 square foot single story caretaker unit with a 304 square foot detached garage; and 3) A Coastal Development Permit to allow the removal of four protected trees (two 22-inch Monterey Pines and one 10-inch and one 12-inch double stump Coast Live Oak). The project includes site grading of approximately 1,000 cubic yards of cut and 4,600 cubic yards of fill. The property is located at 1231 Padre Lane, Pebble Beach (Assessor’s Parcel Number 008-293-014-000), Del Monte Forest Land Use Plan area, Coastal Zone. **Recommended Action:** Approve Project

4. 1:40PM - REDEVELOPMENT AGENCY OF COUNTY - PLN090073  
**Planning Area:** North County Non-Coastal. **Project Planner:** Anna Quenga. **Environmental Status:** Categorically Exempt. **Project Description:** Use Permit to allow the conversion of a portion (1,520 square feet) of an existing building from a Senior Center, formally the Pajaro Senior Center, to a medical clinic for Clínica de Salud. The property is located at 29A Bishop Street, Royal Oaks (Assessor’s Parcel Number 117-323-013-000), North County Non-Coastal area. **Recommended Action:** Approve Project

5. 1:45PM - SCHWANS SALES ENTERPRISES INC - PLN100218  
**Planning Area:** Central Salinas Valley Area. **Project Planner:** Valerie Negrete. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of a: 1) Use Permit, General Development Plan and Design Approval to allow the conversion of an existing 6,900 square foot warehouse to a agricultural chemicals and fertilizer distribution warehouse including twelve 10' wide x 12' tall tanks (6,500 gallons each) and one 2,500 gallon wash tank and wash rack; and 2) a Lot Line Adjustment between two lots of record of approximately 1.22 acres (Lot 10) and approximately 2.27 acres (Lot 11) to one lot of record totaling 2.27 acres. The property is located at 21895 Rosehart Way, Salinas (Assessor’s Parcel Number 137-131-016-000), east of Highway 101 near Chualar, Central Salinas Valley Area Plan. **Recommended Action:** Approve Project

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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