Monterey County Zoning Administrator

AGENDA
Thursday, April 24, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Jacqueline Onciano, 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: January 9, January 30, 2014

D. SCHEDULED ITEMS

1. 9:00 AM - HARROOD RAY JR - PLN140091
   Project Planner: Lucy Bernal.  Environmental Status: Categorical Exemption.  Project Description: CONTINUED FROM APRIL 10, 2014.  Design Approval to allow the construction of a new 3,088 square foot one-story single family dwelling with an attached 905 square foot two-car garage, 40 square foot front porch and 306 linear feet of retaining walls. Grading of approximately 414 cubic yards of cut and 883 cubic yards of fill.  The property is located at 24665 Vereda Corta, Salinas (Assessor's Parcel Number 161-622-011-000), Toro Area Plan.  Recommended Action: Approve Project

2. 9:00 AM - WIPFLER GARY J/BARBARA LEWIS TRS - PLN130731
   Project Planner: Cynthia Bettencourt.  Environmental Status: Categorical Exemption.  Project Description: Design Approval to allow the demolition of a 4,652 square foot two-story single family dwelling and a 520 square foot attached garage; and the construction of a three level single family dwelling to include a 3,600 square foot main floor, a 1,187 square foot upper floor with a 126 square foot deck and fire pit, a 1,759 square foot basement with a 1,040 square foot garage and mechanical room, a 79 square foot covered front entry, 8 skylights, a 6 foot high, 122 linear foot retaining wall, a 4 foot high, 112 linear foot retaining wall, a 2 foot high, 75 linear foot stone wall, a 6 foot high, 79 linear foot wood fence, replace a 192 linear foot driveway with pavers, a patio area with a fireplace; and approximately 824 cubic yards of grading.  Materials and colors: exterior taupe/beige stucco walls, green clad wood window trim, Carmel stone, a terra cotta traditional clay barrel tile roof.  The property is located at 949 Sand Dunes Road, Pebble Beach (Assessor's Parcel Number 007-251-005-000), Greater Monterey Peninsula Area Plan.  Recommended Action: Approve Project
3.  **9:10 AM - HOSSA STEPHEN D/BEVERLY A - PLN130757**

**Project Planner:** Ashley Nakamura.  **Environmental Status:** Categorical Exemption.  **Project Description:** Combined Development Permit consisting of a Coastal Administrative Permit to allow for the demolition of an existing single family residence and the construction of a 1,840 square foot two-story single family residence; a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; a Coastal Administrative Permit for a parking space in front set back; grading of 238 cubic yards of cut; and a Design Approval. Colors and materials to consist of light tan plaster, pale blue trim, and a gray slate roof. The property is located at 26250 Inspiration Avenue, Carmel (Assessor's Parcel Number 009-431-004-000), Carmel Area Land Use Plan, Coastal Zone.  **Recommended Action:** Approve Project

4.  **9:20 AM - DEWITT CHARLES B TR - PLN120357**

**Project Planner:** Luke Connolly.  **Environmental Status:** Categorically Exempt.  **Project Description:** A Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition (approximately 850 square feet of the existing residence will remain) of a 3,124 square-foot, two-story, single-family residence and the subsequent construction of a 6,341 square-foot, multi-level, single-family residence and associated site improvements; a 2) a Variance to allow a floor-area-ratio (FAR) of 20%, exceeding the LDR/1.5-D Zoning District’s maximum FAR of 17.5%; 3) a Design approval of the proposed project. The subject property is in the Low-Density Residential (LDR)/1.5-D Zoning District and is located at 1688 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Area 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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