Monterey County Zoning Administrator

AGENDA
Thursday, January 29, 2015

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

Jacqueline Onciano, Zoning Administrator
Water Resources Agency

Patrick Treffry, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: October 30, November 13, and December 11, 2014

D. SCHEDULED ITEMS

1. 9:30 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 DECEMBER 11, 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.

2. 9:30 AM - ALLEN TIMOTHY K/LYNN M TR - PLN140392
Project Planner: Elizabeth Gonzales. Project Location: 1487 Padre Ln, Pebble Beach. Assessor’s Parcel No: 008-441-009-000. Permit Type: Coastal Administrative Permit. Planning Area: Del Monte Forest LUP. Environmental Status: Categorical Exemption. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of a 4,743 square foot, two-story single family
dwellings with a 908 square foot underground basement and a 638 square foot attached garage; and
2) a Coastal Development Permit to allow the removal of five Monterey Pine trees (16", 19", 21",
24" and 29" in diameter). **Recommended Action:** Approve Project

3. **9:40 AM - COOPER DAVID/DEBORAH - PLN140573**
   - **Project Planner:** Elizabeth Gonzales.
   - **Project Location:** 25535 Via Paloma, Carmel.
   - **Assessor's Parcel No:** 169-332-002-000.
   - **Permit Type:** Combined Development Permit.
   - **Planning Area:** Carmel Valley Master Plan.
   - **Environmental Status:** Categorical Exemption.
   - **Project Description:** Combined Development Permit consisting of:
     1) an Administrative Permit and Design Approval for the construction of a 2,735 square foot two-story single family dwelling with a 966 square foot cantilevered veranda and a 783 square foot attached garage; grading of approximately 230 cubic yards of cut and 78 cubic yards of fill; 2) a Use Permit for the removal of 10 Oak trees (6", 5-10", 14", 2-18" 20" in diameter); and 3) Design Approval.
   - **Recommended Action:** Withdraw Application – Moved to Administrative Permit process

4. **9:50 AM - WTCC VENTANA INVESTORS V LLC - PLN140729**
   - **Project Planner:** Joseph Sidor.
   - **Project Location:** 48123 Hwy 1, Big Sur.
   - **Assessor’s Parcel No(s):** 419-321-010-000 and 419-321-015-000.
   - **Permit Type:** Design Administrative.
   - **Planning Area:** Coast-Big Sur.
   - **Environmental Status:** Categorical Exemption.
   - **Project Description:** CONTINUED FROM NOVEMBER 13, 2014. Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 50 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs.
   - **Recommended Action:** Continue project to February 26, 2015 hearing.

**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 Department, 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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