Monterey County Zoning Administrator

AGENDA
Thursday, May 28, 2015

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

Luke Connolly, Acting Zoning Administrator
Water Resources Agency
Roger VanHorn, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: May 14, 2015

D. SCHEDULED ITEMS

1. 9:30 AM - COUNTY OF MONTEREY (COASTLANDS) - PLN150118
   Project Planner: Joseph Sidor. Project Location: Next to Parcel with Address of 48280 Hwy 1
   Planning Area: Coast-Big Sur. Environmental Status: Categorical Exemption. Project Description:
   Follow-up Coastal Development Permit to allow development within the Big Sur Critical Viewshed for
   the construction of a Hilfiker wall at the Coastlands "Entry site". Related to Emergency Coastal
   Development Permit PLN141001. Recommended Action: Approve project.

2. 9:40 AM - HAYWARD - PLN140625
   Project Planner: Joseph Sidor. Project Location: 38025 Rocky Creek Rd Big Sur. Assessor’s Parcel
   No: 418-132-002-000. Permit Type: Permit Amendment. Planning Area: Coast-Big Sur. Environmental
   Status: Addendum. Project Description: Amendment to a Combined Development Permit (PLN100119).
   As amended, the project is a Combined Development Permit consisting of: 1) Coastal Administrative
   Permit and Design Approval to allow construction of a 2,800 square foot one-story single family dwelling
   with 331 square feet of covered deck and 2,711 square feet of uncovered deck, a 1,960 square foot one-story
   yoga studio with 906 square feet of uncovered deck, a 576 square foot one-story detached garage, installation
   of a septic system, construction of a well, and associated grading; 2) Coastal Development Permit to allow
   development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development
   Permit to allow development within 750 feet of known archaeological resources. Recommended Action:
   Approve project.

3. 9:50 AM - FLORES SANTIAGO S - PLN150233
   Project Planner: Maria Lopez. Project Location: 11360 Main St Castroville. Assessor’s Parcel
   No: 030-202-023-000. Permit Type: Design Approval. Planning Area: North County.
   Environmental Status: Previous Environmental Review. Project Description: Design
Approval to allow the construction of a 1,550 square foot two-story addition to an existing single family dwelling. **Recommended Action:** Approve project.

4. **10:00 AM - TOBIN THOMAS P/KAREN RILEY TOBIN - PLN140229**
   
   **Project Planner:** Elizabeth Gonzales. **Project Location:** 4137 Sunridge Rd Pebble Beach. **Assessor’s Parcel No:** 008-071-026-000. **Permit Type:** Combined Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck and a 674 square foot attached garage; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees). **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:** 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 MARCH 26, 2015. 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 July 30, 2015.

6. **10:20 AM - LARSON ROY S/LARSON JOAN TR - PLN140888**
   
   **Project Planner** Ashley Nakamura. **Project Location:** 4051 Costado Rd Pebble Beach. **Assessor’s Parcel No:** 008-091-004-000. **Permit Type:** Coastal Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) a Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) a Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6”- 22”; and (3) a Design Approval. **Recommended Action:** Approve project.

7. **10:30 AM - SCOTT ROBERT C/KAREN R A TRS ET AL - PLN150011**
   
   **Project Planner** Steve Mason. **Project Location:** 4064 Ronda Rd Pebble Beach. **Assessor’s Parcel No:** 008-181-012-000. **Permit Type:** Coastal Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit to allow removal of eight (8) Monterey Pine trees and three (3) Monterey Cypress trees; and, 2) Coastal
Administrative Permit to allow reconstruction/additions to an existing single family dwelling resulting in a one-story 3,984 square foot single family dwelling with 602 square foot attached garage; and 3) Design Approval. **Recommended Action:** Approve project.

8. **10:40 AM - WYER RALPH N/JANE S - PLN140929**
   
   **Project Planner:** Steve Mason. **Project Location:** 54 Rancho San Carlos Rd Carmel. **Assessor’s Parcel No:** 239-031-011-000. **Permit Type:** Administrative Permit. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Administrative Permit and Design Approval for the construction of a 4,063 square foot two-story single family dwelling with courtyard and decks, 720 square foot detached garage, and 480 square foot guesthouse. Project to include the removal of four Oak trees (36", 39", 42" & 49" in diameter). **Recommended Action:** Withdrawn from Zoning Administrator Hearing. Project will be acted on Administratively by the Director of Planning.

**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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