Monterey County Zoning Administrator

AGENDA
Thursday, January 8, 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 - GIVENS SCOTT W TR - PLN130889
Project Planner: Joseph Sidor.  Project Location: 41000 Hwy 1, Monterey.
Assessor’s Parcel No: 418-171-004-000.  Permit Type: Design Approval.  Planning Area: Coast-Big Sur.  Environmental Status: Categorical Exemption.  Project Description: Design Approval to allow the construction of an attached 659 square foot garage.  Materials and colors to match existing.  Recommended Action: Approve Project

2.  9:40 AM - PATEL NATWARBHAI/NIRMALADEVI TRS - PLN140400

3.  9:50 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: CONTINUED FROM DECEMBER 11, 2014.  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

4.  10:00 AM - HOWERTON GRANT/AMELIA - PLN140143
Planning Area: North County LCP. Environmental Status: Categorical Exemption. Project Description: Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single family dwelling and the construction of a 2,230 square foot two-story single family dwelling with an attached 986 square foot garage. Recommended Action: Approve Project

5. 10:10 AM - RICHINA ROY J/LARA M - PLN140428

6. 10:20 AM - RAVANO INVESTMENT REALTY INC - PLN140616
Project Planner: Daniel Lister. Project Location: 3900 Ronda Rd, Pebble Beach. Assessor’s Parcel No: 008-233-005-000. 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 to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, including a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; and construction of a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. Recommended Action: Approve Project

7. 10:30 AM - PACIFIC INVESTORS - PLN140495
Project Planner: Steve Mason. Project Location: 185 Zabala Rd, Salinas. Assessor’s Parcel No: 107-051-009-000. Permit Type: Use Permit. Planning Area: Greater Salinas. Environmental Status: Categorical Exemption. Project Description: Use Permit to allow a wireless communications facility consisting of an 80’ monopole tower, 195 square foot equipment shelter with standby diesel generator, transformer and 6’ height security fence to border 1,600 square foot area leased by Verizon Wireless. Recommended Action: Approve Project

8. 10:40 AM - WILKINSON SCOTT A/TRACIE L TRS - PLN140509
Project Planner: Steve Mason. Project Location: 29568 Chualar Canyon Rd, Chualar. Assessor’s Parcel No: 145-072-006-000. Permit Type: Use Permit. Planning Area: Central Salinas Valley. Environmental Status: Categorical Exemption. Project Description: Use Permit and Design Approval for a new commercial wireless communications facility consisting of 93’ height faux windmill tower or standard 80’ monopole with 8 panel antennas, 12’ x 17’ prefabricated shelter and emergency standby diesel generator within a 40’ x 40’ lease area surrounded by a 6’ chain-link security fence. 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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