Monterey County Zoning Administrator

AGENDA
Thursday, May 29, 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
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 9:00 AM - MONTECRISTO CAPITAL INC - PLN130902
Project Planner: Ashley Nakamura.  Environmental Status: Categorical Exemption.  Project Description: Design Approval to allow the construction of a 1,197 square foot, one-story single family dwelling, with a 440 square foot, two-car, attached garage.  Exterior colors to consist of neutral beige tones with white trim.  The property is located at 11299 Pomber Street, Castroville, Castroville Community Plan.  Recommended Action: Approve Project

2. 9:00 AM - HERMAN BRUCE L/SUSAN L TRS - PLN140098
Project Planner: Maria Lopez.  Environmental Status: Categorical Exemption.  Project Description: Design Approval to allow the construction of a 3,223 square foot two-story single family residence and a 417 square foot attached two-car garage.  The colors and materials consist of: body (stucco), roof (clay tile), windows and doors (wood), decks (stone).  This property is located at 1024 Rodeo Rd, Pebble Beach, Greater Monterey Peninsula.  Recommended Action: Approve Project

3. 9:30 AM - GUZIK JOHN MATTHEW TR & GUZIK TODD TR - PLN120780
Project Planner: Bob Schubert.  Environmental Status: Negative Declaration.  Project Description: Use Permit to allow an existing compost facility (agricultural support facility) on a 53.64 acre parcel.  The property is located at 27921 Iverson Road, Gonzales (Assessor's Parcel Number 223-042-014-000), Central Salinas Valley Area Plan.  Recommended Action: Adopt Negative Declaration and Approve Project

4. 9:30 AM - YESLEK SCENIC LLC - PLN130821
Project Planner: Daniel Lister.  Environmental Status: Categorical Exemption.  Project Description: Coastal Development Permit and Design Approval to allow the remodel of an existing 2,652 square foot single family dwelling within 750 feet of a known archaeological
resource and within 100 feet of environmentally sensitive habitat. The property is located at 26330 Scenic Road, Carmel, Carmel Land Use Plan. **Recommended Action:** Approve Project.

5. **9:30 AM - PENSco TRUST COMPANY Custodian - PLN130891**  
   **Project Planner:** Grace Bogdan. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM MAY 8, 2014. After-the-fact Variance for the reduction in front setback from fifty (50) feet to six feet nine inches (6 feet 9 inches) for a two-story accessory structure to clear a code enforcement action. The property is located at 1260 North Highway 101, Salinas (Assessor's Parcel Number 141-013-010-000), North County Area Plan. **Recommended Action:** Approve Project

6. **10:00 AM - HILLTop RANCH & Vineyard LLC ET AL - PLN140234**  
   **Project Planner:** Elizabeth Gonzales. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM MAY 8, 2014. Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings, not exceeding ten events per year and not involving construction of permanent facilities. This entitlement has been removed from original application PLN103041 and is being submitted separately. Existing facilities include the use of an existing 2,400 square foot barn and 3,600 square foot outdoor area adjacent to the barn located on Assessor's Parcel Number 197-011-015-000 and a 1,600 square foot lawn area in close proximity to an existing dwelling unit located on Assessor's Parcel Number 197-011-012-000; and two vineyards located on Assessor's Parcel Numbers 197-011-013-000 and 197-011-014-000. The properties are located at 62 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 and 197-011-015-000), Carmel Valley Master Plan Area. **Recommended Action:** Continue project to June 26, 2014

**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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