Monterey County Zoning Administrator

AGENDA
Thursday, September 25, 2014

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

Jacqueline Onciano, Zoning Administrator
Jennifer Bodensteiner, Water Resources Agency
Janna Faulk, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 25, 2014

D. SCHEDULED ITEMS

1. 9:30 AM - MENLO CAPITAL HOLDINGS LLC - PLN130907
   Project Planner: Ashley Nakamura. Project Location: 3032 Cormorant Rd, Pebble Beach.
   Assessor’s Parcel No: 007-303-006-000. Permit Type: Design Approval. Planning Area: Greater Monterey Peninsula. Environmental Status: Categorical Exemption. Project Description: Design Approval for the demolition of a single family residence; and the construction of a single family residence consisting of a 3,675 square foot first floor with an attached garage, a 2,709 square foot basement with a garage, site walls and fences, removal of three Oak trees ranging from 6”-10” in diameter, and related grading. Recommended Action: Approve Project

2. 9:30 AM - CRITCHFIELD WILLIAM MICHAEL TR - PLN130736
   Project Planner: Elizabeth Gonzales. Project Location: 1264 Sombria Ln, Pebble Beach.
   Assessor’s Parcel No: 008-301-006-000. Permit Type: Combined Development Permit. Planning Area: Del Monte Forest LUP. Environmental Status: Negative Declaration. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 5,745 square foot two-story single family dwelling with an attached 855 square foot garage, a 111 square foot entry kiosk, a 101 square foot covered mechanical/trash enclosure, a total of 1,814 square feet of covered patios, and an enclosed courtyard containing a swimming pool, spa, BBQ and fire pit; and grading (1,221 cubic yards of cut/823 cubic yards of fill); 2) a Coastal Administrative Permit for the construction of an 1,172 square foot second dwelling unit with an 86 square foot covered patio; 3) a Coastal Development Permit for the removal of 88 trees [9 dead trees, 21 protected Oak trees and 58 Pine trees (43 of which are less than 12” in diameter)]; and 4) Design Approval. Recommended Action: Adopt Negative Declaration and Approve Project.
3. **9:30 AM - AMERICAN TAKII INC - PLN130738**  
   **Project Planner:** Steve Mason.  
   **Project Location:** 301 Natividad Rd, Salinas.  
   **Assessor’s Parcel No:** 211-012-027-000.  
   **Permit Type:** Combined Development Permit.  
   **Planning Area:** Greater Salinas.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of a: (1) Use Permit to allow the construction of a 30,500 square foot warehouse/office, 4,171 square foot attached canopy and 200,000 gallon irrigation water tank; (2) Variance for building coverage in excess of 5% (6.2%); (3) Use Permit for modification of parking standards (148 spaces required/107 parking spaces proposed). Project to include 1,600 cubic yards of grading (800 cubic yards of cut/800 cubic yards of fill).  
   **Recommended Action:** Adopt Negative Declaration and 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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