Monterey County Zoning Administrator

AGENDA
Thursday, March 25, 2010

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Mike Novo, Zoning Administrator   Michael Trapani, Water Resources Agency
Patrick Treffry, Environmental Health   Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:  NONE

D. SCHEDULED ITEMS

1. 1:30PM - DEYOUNG PATRICK L SR TR - PLN090421
   PLANNING AREA:  BIG SUR.  PROJECT PLANNER:  JOE SIDOR.  ENVIRONMENTAL
   COMBINED DEVELOPMENT PERMIT CONSISTING OF:  1) A COASTAL ADMINISTRATIVE
   PERMIT FOR CONSTRUCTION OF A 66 LINEAR FOOT DEBRIS DEFLECTION WALL; 2) A
   COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 50 FEET OF A COASTAL
   BLUFF; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET
   OF ENVIRONMENTALLY SENSITIVE HABITAT; 4) A COASTAL DEVELOPMENT PERMIT TO
   ALLOW DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; AND 5) A DESIGN
   APPROVAL.  THE PROPERTY IS LOCATED AT 53900 HIGHWAY 1, BIG SUR (ASSESSOR’S
   PARCEL NUMBER 420-231-006-000), COASTAL ZONE.  RELATED TO PLN090402.
   RECOMMENDED ACTION:  APPROVE PROJECT

2. 1:30PM - JAGGERS KURT R & SUZANNE K JAGGERS TRS - PLN090253
   PLANNING AREA:  CARMEL LAND USE PLAN.  PROJECT PLANNER:  JOE SIDOR.
   ENVIRONMENTAL STATUS:  CATEGORICALLY EXEMPT.  PROJECT DESCRIPTION:
   CONTINUED FROM 2/25/10.  COMBINED DEVELOPMENT PERMIT CONSISTING OF:  1) A
   COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF AN EXISTING 4,343 SQUARE
   FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 429 SQUARE FOOT GARAGE, AND THE
   CONSTRUCTION OF A NEW 5,080 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN
   ATTACHED 670 SQUARE FOOT GARAGE AND 644 SQUARE FEET OF DECK; 2) A COASTAL
   DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN
   ARCHAEOLOGICAL RESOURCE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW
   DEVELOPMENT ON SLOPE GREATER THAN 30 PERCENT; 4) A VARIANCE FROM THE 18-FOOT
   HEIGHT LIMIT TO ALLOW A HEIGHT ABOVE AVERAGE NATURAL GRADE OF APPROXIMATELY
   21.7 FEET (NET REDUCTION OF APPROXIMATELY 1.6 FEET FROM THE EXISTING RESIDENCE);
   5) DESIGN APPROVAL; AND GRADING CONSISTING OF APPROXIMATELY 1,010 CUBIC YARDS
OF CUT AND 200 CUBIC YARDS OF FILL (NET EXPORT OF APPROXIMATELY 810 CUBIC YARDS). THE PROPERTY IS LOCATED AT 2741 CALLE LA CRUZ, CARMEL (ASSESSOR’S PARCEL NUMBER 243-031-033-000), CARMEL MEADOWS, CARMEL LAND USE PLAN AREA, COASTAL ZONE. RECOMMENDED ACTION: APPROVE PROJECT

3.  1:30PM - INDIAN SPRINGS HOMEOWNERS ASSOCIATION - PLN090182
PLANNING AREA: TORO. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: RENEWAL AND AMENDMENT TO AN EXPIRED USE PERMIT, (ZA95014) ALLOWING A PRIVATE RIDING CLUB (INDIAN SPRINGS RANCH EQUESTRIAN CENTER). AMENDMENT TO ALLOW AN INCREASE IN ALLOWED HORSES ON SITE FROM 70 TO 80. NO PROPOSED CHANGES TO EXISTING FACILITIES. THE PROJECT IS LOCATED AT 22521 MURIETTA ROAD, SALINAS (ASSSESSOR’S PARCEL NUMBER 139-111-011-000) TORO AREA. RECOMMENDED ACTION: CONTINUE PROJECT TO APRIL 29, 2010 HEARING.

4.  1:30PM - ROTH NEAL A & VICKI - PLN090094
PLANNING AREA: GREATER MONTEREY PENINSULA. PROJECT PLANNER: ERIC SNIDER. ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: VARIANCE TO ALLOW ADDITIONAL FLOOR AREA RATIO ON THE SUBJECT PROPERTY AND DESIGN APPROVAL TO ALLOW A 323 SQUARE FOOT ADDITION TO AN EXISTING 3,618 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING. THE ALLOWED FLOOR AREA RATIO IS 35%, EXISTING FLOOR AREA RATIO IS 34% AND PROPOSED FLOOR AREA RATIO WOULD BE 38%. COLORS AND MATERIALS TO MATCH EXISTING; REMOVAL OF ONE OAK TREE. THE PROJECT IS LOCATED AT 953 SAND DUNES ROAD, PEBBLE BEACH (ASSSESSORS PARCEL NUMBER: 007-251-009-000), GREATER MONTEREY PENINSULA AREA PLAN. RECOMMENDED ACTION: CONTINUE PROJECT TO APRIL 8, 2010 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.

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