AGENDA
Thursday, September 24, 2015

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 13 and 27, 2015

D. SCHEDULED ITEMS

1. 9:30 AM - SPINDRIFT VIEW PARTNERS LLC - PLN140483
   Project Planner: Ashley Nakamura. Project Location: 161 B Spindrift Rd Carmel.
   Assessor’s Parcel No: 241-191-005-000. Permit Type: Coastal Administrative Permit.
   Planning Area: Carmel LUP. Environmental Status: Categorical Exemption. Project Description:
   CONTINUED FROM AUGUST 27, 2015. Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 2) a Coastal Administrative Permit to abandon a bore hole constructed in preparation for well (to remedy CE020247); and 3) a Coastal Administrative Permit to allow the construction of a well. Recommended Action: Continue Project to October 29, 2015

2. 9:30 AM - COPE D NATHAN TR - PLN141002
   Project Planner: Elizabeth Gonzales. Project Location: 24726 Dolores St Carmel. Assessor’s Parcel No: 009-111-002-000. Permit Type: Combined Development Permit. Planning Area: Carmel LUP. Environmental Status: Categorical Exemption. Project Description:
   CONTINUED FROM SEPTEMBER 10, 2015. Coastal Administrative Permit and Design Approval to allow an addition of 1,817 square feet to an existing 1,715 square foot residence and a Coastal Development Permit to allow development on a man-made slope in excess of 30%. Recommended Action: Approve project.

3. 9:30 AM - GHEEN WILLIAM M TR - PLN150514
   Design Approval to allow the demolition of an existing 4,535 square foot single family dwelling, garage, and pool shed; and allow the construction of a 5,382 square foot single family dwelling
and a 902 square foot attached garage; and a 600 square foot guesthouse/pool room.

**Recommended Action:** Approve Project

4. **9:35 AM - NIETO DARYL JAMES - PLN150114**

**Project Planner:** Daniel Lister.  **Project Location:** 1526 Monterey Salinas Hwy, Monterey.  
**Assessor’s Parcel No:** 101-221-014-000. **Permit Type:** Combined Development Permit.  
**Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption.  
**Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit to allow the development within the Site Plan Review (S) Zoning District. Development includes the construction of a 600 square foot detached guesthouse with a 360 square foot storage area, 416 square foot workshop, 960 square foot detached two-car garage near the proposed guesthouse and 1,240 square foot detached garage near the existing dwelling; 2) Use Permit to allow the removal of nine trees (five Monterey pines, four Coast live oaks); and 3) Design Approval.  

**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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