Monterey County Zoning Administrator

AGENDA
Thursday, January 10, 2013

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

Jacqueline Onciano, Zoning Administrator  Jennifer Bodenstein, 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 - POKIGO KATHLEEN LOOK TR - PLN120613
  Project Planner:  Valerie Negrete.  Environmental Status:  Exempt.  Project Description:
  Design Approval to allow the construction of a redwood fence approximately 981 linear feet long
  and 5 feet 11.5 inches tall, located adjacent to the northeast and southwest property boundaries
  with two entry gates, one off of La Rancheria and the second off the eastern property line.  The
  property is located at 18 La Rancheria Road, Carmel Valley (Assessor's Parcel Number
  187-121-017-000), Carmel Valley Master Plan area.  Recommended Action:  Approve Project

2.  1:35PM - YOUNG JOHN WILSON & DIANE MARY TRS - PLN120547
  Project Planner:  Valerie Negrete.  Environmental Status:  Exempt.  Project Description:
  Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure
  of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36
  inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling
  (materials and colors to match the existing).  The property is located at 3301 17 Mile Drive #16,
  Pebble Beach (Assessor's Parcel Number 008-551-007-000), Del Monte Forest Land Use Plan,
  Coastal Zone.  Recommended Action:  Approve Project

3.  1:40PM - GARREN RONALD B & DONNA Y GARREN TRS - PLN120013
  Project Planner:  Delinda Robinson.  Environmental Status:  Exempt.  Project Description:
  Combined Development Permit to consist of 1) a Coastal Administrative Permit and Design
  Approval to allow the construction of a 2,360 square foot one-story single family dwelling with a
  760 square foot detached garage, a 201 square foot covered porch, a square foot deck, 787 square
  feet of retaining walls, a new septic system, 497 cubic yards of grading (cut); 2) a Coastal
  Administrative Permit for a 425 square foot guesthouse with a 128 square foot deck; 3) a Coastal
  Administrative Permit to allow the conversion of an existing test well to a domestic water source;
  4) a Coastal Development Permit for the removal of 17 Monterey Pine trees ranging in size from
10 inches DBH to 47 inches DBH (15 live and 2 dead); 5) a Coastal Development Permit for development within 750 feet of known archaeological resources; and 6) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at 227 Lower Walden Road, Carmel (Assessor's Parcel Number 241-241-014-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **1:45PM - W2005/FARGO HOTELS POOL C REALTY LP - PLN120271**  
   **Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Consider a Use Permit to allow alcoholic beverages to be served in an existing restaurant and Lounge which is located within 200 feet of the boundary of a residential district. The property is located at 17225 El Rancho Way, Salinas (Assessor's Parcel Number 261-146-015-000), Greater Salinas Area Plan. **Recommended Action:** Approve Project

5. **1:50PM - NELSON JOHN J TR - PLN120412**  
   **Project Planner:** Liz Gonzales. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (parcel 241-251-003-00 is 1.17 acres) and (parcel 241-251-004-000 is 1.28 acres) into a 2.45 acre parcel; 2) a Coastal Administrative Permit to allow a demolition of an existing 3,508 square foot single family dwelling and the construction of a new 6,739 square foot single family dwelling with 688 square foot attached garage; 121 square foot pavilion, a new geo-flow septic dispersal system and the removal of three planted Cypress trees; 3) a Coastal Development Permit to allow development with a positive archaeological report; 4) Coastal Development Permit for development within 50 feet of a Coastal bluff; and 5) Design Approval. The property is located at 29922 Spindrift Road, Carmel (Assessor's Parcel Numbers 241-251-003-000 & 241-251-004-000), Carmel Area Land Use Plan; Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan 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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