Monterey County Zoning Administrator

AGENDA
Thursday, January 12, 2012

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

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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30PM - KAHNG STEPHEN S & CHOONGJA KAHNG TRS - PLN110096
   Project Planner: Cynthia Bettencourt. Environmental Status: Exempt. Project Description: Design Approval to allow the construction of a new 3,170 square foot two-story single family dwelling with a 1,495 square foot basement and a 525 square foot underground garage, a 62 square foot covered entry, a 535 square foot covered terrace, 427 square feet of uncovered second story terraces, 376 linear feet of retaining walls, a 747 square foot bronze open rail fence with stone columns, a 2,000 gallon underground water storage tank, an underground generator, and approximately 1800 cubic yards of grading. Materials and colors: exterior walls (Veristone Travertine finish stucco/Oatmeal with color wash), trim, corbels, and quoines (Veristone Travertine finish/Oatmeal), windows and exterior doors (wood with aluminum clad antique bronze color), gutters (5" copper Ogee gutter), entrance door (Cantera door/antique bronze color with rain glass), railing (dark bronze with antique finish), stone (Fond Du Lac rustic limestone), roof (natural slate tile). The property is located at 1035 Marcheta Lane, Pebble Beach (Assessor's Parcel Number 007-341-022-000), Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

2. 1:35PM - CARTER SCOTT & ANN CARTER TRS - PLN110278
   Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) Administrative Permit for the construction of a 6,015 square foot two-story single family dwelling a 960 square foot deck and pool with an attached 972 square foot two-car garage; and 2) Use Permit to allow grading on slopes greater than 30%; and 3) Design Approval. Grading to include approximately 1,100 cubic yards of cut and 1,100 cubic yards of fill. The property is located at 19 Rancho San Carlos Road, Carmel (Assessor's Parcel Number 239-021-006-000), Carmel Valley Master Plan. Recommended Action: Approve
3. 1:40PM - GONZALEZ ABEL - PLN100581  
**Project Planner:** Bob Schubert.  **Environmental Status:** Exempt.  **Project Description:** Combined Development Permit consisting of: 1) Use Permit to allow the construction of a 9,676 square foot agricultural support facility including a 9,100 square foot warehouse/cooler building with a 576 square foot mechanical room; 2) Variance to allow 26% lot coverage where a maximum 5% lot coverage is allowed; and 3) Variance to allow a 12 foot rear yard setback where a 20 foot setback is required; a 6 foot side yard setback where a 20 foot setback is required and a 15 foot side yard setback where a 20 foot setback is required. An existing 1,560 square foot abandoned office building would be converted to a residence. The property is located at 560 Salinas Road (Assessor's Parcel Number 117-221-036-000), North County Area Plan.  **Recommended Action:** Approve Project

4. 1:45PM - KREBS STEVEN C & FRANCES D TRS - PLN100448  
**Project Planner:** Paula Bradley.  **Environmental Status:** Exempt.  **Project Description:** CONTINUED FROM DECEMBER 8, 2011. Variance to allow a reduction in rear yard setback requirement from 20 feet to two feet six inches to allow a 587 square foot addition to an existing 1,315 square foot single family dwelling, and Design Approval, to clear a zoning code violation (File No. 10CE00208). The property is located at 8205 El Camino Estrada, Carmel (Assessor's Parcel Number 169-051-003-000), Carmel Valley Master Plan area.  **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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