Monterey County Zoning Administrator

AGENDA
Thursday, August 9, 2012

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
Roger VanHorn, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: July 12 and 26, 2012

D. SCHEDULED ITEMS

1. 1:30 PM - COLLINS FRANCES/STILLMAN KATHERINE ANNE - PLN120191
Project Planner: Lucy Bernal. Environmental Status: Exempt. Project Description: CONTINUED FROM JULY 26, 2012. Design Approval for the demolition of an existing single family dwelling of 1,685 square feet and an existing garage of 487 square feet and the new construction of a 13,122 square foot single family dwelling with a 4,004 square foot attached garage. The property is located at 509 Loma Alta Road, Carmel (Assessor's Parcel Number 103-161-005-000), Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

2. 1:30 PM - LUCAS DONALD L & SALLY S LUCAS TRS - PLN120166
Project Planner: Liz Gonzales. Environmental Status: Addendum. Project Description: Coastal Development Permit to allow development with a positive archaeological report for a follow up to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The current proposal is an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two parcels as the best long term solution to the Emergency Permit. The property is located at 3217 Live Oak Meadow Road and Pebble Beach Golf Links, Pebble Beach (Assessor's Parcel Numbers 008-403-001-000 and 008-401-022-000), Del Monte Forest Land Use Plan. Recommended Action: Approve Project

3. 1:30PM - MID-COAST REALITY ADVISORS LLC - PLN120274
Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597
square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 and 32 inches in diameter); and 4) a Design Approval. The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **1:30 PM - CARMELO DEVELOPMENT LLC - PLN110632**

**Project Planner:** Ramon Montano. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Combined Development consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 583 square foot carport, 344 square feet of second story decks and 78 square feet of exterior stairs; the construction of a 543 square foot attached garage, a 527 square foot second story addition, a 111 square foot lower level addition, a 67 square foot covered entry porch, 82 square feet of stairs, 389 square feet of second story decks, a 93 square foot under floor space conversion to a wine cellar and a bathroom and a complete interior remodel to an existing two-story single family dwelling with grading consisting of less than 100 cubic yards of cut and fill; 2) a Coastal Development Permit for development on a site with that is positive for archaeological resources and is within 750 of the principle archaeological site; and 3) Design Approval. Materials and colors will match existing. The property is located at 26285 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-022-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

5. **1:30 PM - POWELL WILLIAM DAN - PLN110366**

**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Powell, (PLN110366) an after-the-fact Amendment to a previously approved Coastal Administrative Permit (PLN070074) which allowed the development of a test well (authorizing the construction and use of the well for testing to establish a water source). This after-the-fact Amendment would approve the new well site and allow the completed test well to remain at its current location as a test well. **Recommended Action:** Approve Project

6. **1:30 PM - POWELL WILLIAM DAN - PLN110367**

**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Coastal Administrative Permit (PLN110367) to allow the conversion of an approved test well previously approved under PLN070074 (and amended under PLN110366) to a domestic production well. The property is located at 3072 Serra Avenue, Carmel (Assessor's Parcel Number 009-081-027-000), located at the intersection of Serra avenue and Camino Del Monte, Coastal Zone. **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