AGENDA
Thursday, January 30, 2014

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
Roger VanHorn, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES:  May 30, June 13, June 27, July 11, July 25, August 29, September 12, September 26, October 10, October 31, November 13, and December 12, 2013

D. SCHEDULED ITEMS

1. 1:30 PM - FERNANDEZ ANDRES DAVE/KAY LEE TRS - PLN130425
Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: Variance to reduce the accessory non-habitable structure front setback from 50 feet to 32 feet, and a Design Approval to allow the demolition of an existing 500 square foot barn and the construction of a 1,964 square foot barn with a 596 guesthouse. The project includes approximately 100 linear feet of retaining wall, approximately 300 cubic yards of associated grading and the removal of two Eucalyptus trees. The property is located at 142 San Benancio Road, Salinas (Assessor's Parcel Number 416-261-032-000), Toro Area Plan. Recommended Action: Approve Project

2. 1:40 PM - BUNN CHRISTOPHER A TR - PLN130087
Project Planner: Steve Mason. Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM JANUARY 9, 2014. Use Permit to allow an agricultural support facility (machine shop) for the repair of agricultural machinery and fabrication of parts within an existing 3,125 square foot non-habitable accessory structure. The property is located at 425 West Blanco Road, Salinas (Assessor's Parcel Number 414-021-011-000), Greater Salinas Area Plan. Recommended Action: Approve Project

3. 1:40 PM - GEORIS WALTER N TR - PLN130065
Project Planner: Ashley Nakamura. Environmental Status: Addendum. Project Description: Amendment to a previously approved Administrative Permit (PLN010176) to modify Condition No. 19 of the approval to allow wine tasting as part of the overall use of the building; and a Use Permit to allow the serving of alcohol (wine tasting) within 200 feet of a residential area. The property is located at 1 Pilot Road, Carmel Valley (Assessor's Parcel Number 187-432-004-000), Carmel Valley Master Plan. Recommended Action: Approve Project
4. 1:50 PM - EASTMAN RONALD W/ PATRICIA K EASTMAN TRS - PLN130488
Project Planner: Ashley Nakamura. Environmental Status: Exempt. Project Description: Administrative Permit and Design Approval to allow the construction of a 1,184 square foot non-habitable accessory structure and approximately 135 linear feet of retaining walls. The non-habitable accessory structure is to be used as a garage, exercise room, and art studio. Colors and materials to match existing. Grading of approximately 500 cubic yards of cut and 49 cubic yards of fill. The property is located at 21 Vasquez Trail, Carmel (Assessor's Parcel Number 239-121-008-000), Santa Lucia Preserve, Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

5. 2:00 PM - GOLOB NANCY I - PLN110213
Project Planner: Luis Osorio. Environmental Status: Categorically Exempt per Section 15304 of CEQA Guidelines. Project Description: CONTINUED FROM JANUARY 9, 2014. 1) Consider the project exempt from environmental review under Section 15304 of the CEQA Guidelines; and 2) Consider a Combined Development Permit consisting of: a) Coastal Development Permit to allow development on slopes over 30% consisting of the demolition of an existing structure (outbuilding and decks) and slope restoration grading in the area of the structure and deck demolition and to allow construction of concrete slabs for propane and water tanks and emergency generator and to allow retaining wall construction; b) Coastal Development Permit for removal of three protected Oak trees; and c) Coastal Administrative Permit and Design Approval to allow construction of four new retaining walls of 108' x 9', 30' x 8', 45' x 2' and 25' x 5' foot in length and height respectively; reconstruction of a 450-square foot deck adjacent to the existing residence; reroofing and repair and replacement of siding on existing shop/storage outbuilding; installation of a new 5,000-gallon rubber water tank; installation of a new back-up emergency generator; and replacement of a 500-gallon propane gas tank. The project would require grading, approximately 350 cubic yards of cut and 500 cubic yards of fill, to prevent slope failure and to backfill retaining walls. The Combined Development Permit would clear Monterey County Code violations identified under Code Enforcement Case No. 19960149. The property is located at 51404 Partington Ridge Road, Big Sur (Assessor's Parcel Number 420-221-017-000), Big Sur Coast Land Use Plan, 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 – 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.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.