Monterey County Zoning Administrator

AGENDA
Thursday, April 30, 2015

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

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: February 12, February 26, March 12, and March 26, 2015

D. SCHEDULED ITEMS

1. 9:30 AM - SUPERNOWICZ DANA E/IRVINE SUPERNOWICZ BARBARA J - PLN150017
   Project Planner: Lucy Bernal.  Project Location: 3142 Bird Rock Rd, Pebble Beach.

2. 9:40 AM - BLAKELY DANIEL E/BLAKELY KRISTIN S - PLN150045
   Project Planner: Ashley Nakamura.  Project Location: 6055 Brookdale Dr, Carmel.
   Assessor's Parcel No: 015-181-009-000.  Permit Type: Use Permit.  Planning Area: Carmel Valley Master Plan.  Environmental Status: Categorical Exemption.  Project Description: Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition.  Recommended Action: Approve Project

3. 9:50 AM - JORDAN WILLIAM H/SUSAN J TRS - PLN140354
   Project Planner: Elizabeth Gonzales.  Project Location: 87 Yankee Point Dr, Carmel.
   Assessor's Parcel No: 243-153-007-000.  Permit Type: Variance.  Planning Area: Carmel LUP.  Environmental Status: Categorical Exemption.  Project Description: CONTINUED FROM APRIL 9, 2015. Variance to allow an increase to lot coverage from 18% to 21% for the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling.  Recommended Action: Deny Project

4. 10:00 AM - STRAINE KERRY KEVIN/MCLEON OLIVIA DEE TRS - PLN140910
   Project Planner: Daniel Lister.  Project Location: 1145 Spyglass Hill Rd, Pebble Beach.
   Assessor's Parcel No: 008-012-005-000.  Permit Type: Minor and Trivial Amendment.
Planning Area: Del Monte Forest LUP. Environmental Status: Categorical Exemption. Project Description: Amendment to a previously-approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). Recommended Action: Approve project

5. 10:10 AM - MCBRIDE MARTHA K/MCBRIDE DEAN A - PLN140684 – (PROJECT WITHDRAWN)
Project Planner: David Mack. Project Location: 325 River Rd, Salinas. Assessor’s Parcel No: 139-061-005-000. Permit Type: Variance. Planning Area: Toro. Environmental Status: Statutory Exemption. Project Description: CONTINUED FROM MARCH 12, 2015. Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) zoning designation from 5% to 14.9%, and Design Approval to allow a 964 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Existing on-site development is legal non-conforming and consists of approximately 9,636 square feet (15.15% coverage). The project proposes to demolish an existing accessory structure of approximately 1,600 square feet then construct the addition to result in an overall site coverage of approximately 9,501 square feet of coverage (14.9%). Recommended Action: None. Applicant has withdrawn project.

6. 10:20 AM - WTCC Ventana Investors V LLC - PLN140729
Project Planner: Joe Sidor. Project Location: 48123 Hwy 1, Big Sur. Assessor’s Parcel No: 419-321-010-000 and 419-321-015-000. Permit Type: Design Administrative. Planning Area: Coast-Big Sur. Environmental Status: Categorical Exemption. Project Description: CONTINUED FROM APRIL 9, 2015. Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs. 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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