Monterey County Zoning Administrator

AGENDA
Thursday, June 26, 2014

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.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:  February 27, March 13, March 27, April 10, April 24, May 8, and May 29, 2014

D.  SCHEDULED ITEMS

1.  9:00 AM - FERNANDEZ TED A/FERNANDEZ ROSA V - PLN140209
    Project Planner:  Lucy Bernal.  Project Location:  1033 Marcheta Ln, Pebble Beach.  Assessor’s Parcel No: 007-341-023-000.  Permit Type: Design Approval.  Planning Area: Greater Monterey Peninsula.  Environmental Status: Categorical Exemption.  Project Description: Design Approval to allow for the construction of a 4,059 square foot, (890 square feet are located entirely below grade), two-story, single family dwelling and a 279 square foot attached garage and the removal of a 9” diameter Coast Live Oak and a 16” diameter Monterey Pine. The proposed tree removal is necessary to accommodate the construction of the proposed dwelling: Project includes approximately 575 cubic yards of cut and 55 cubic yards of fill.  Recommended Action: Approve Project

2.  9:00 AM - VENKATESH GOPALAKRISHNAN/BRENDA A - PLN130706
    Project Planner:  David Mack.  Project Location:  173 Spindrift Rd, Carmel.  Assessor’s Parcel No: 241-301-014-000.  Permit Type: Combined Development Permit.  Planning Area: Carmel LUP.  Environmental Status: Categorical Exemption.  Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow an 831 square foot second story addition and1,029 square foot main level garage addition to an existing 3,775 square foot residence; 2) Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) Design Approval.  Recommended Action: Approve Project

3.  9:00 AM - STRAINE KERRY K/MCLEOD OLIVIA DEE - PLN130187
    Project Planner:  Daniel Lister.  Project Location:  1145 Spyglass Hill Rd, Pebble Beach.  Assessor's Parcel No: 008-012-005-000.  Permit Type: Coastal Administrative Permit.  Planning Area: Del Monte Forest LUP.  Environmental Status: Categorical Exemption.  Project Description: Coastal Administrative Permit and Design Approval to allow the
demolition of a 3,464 square foot single family dwelling and associated accessory structures, and construction of a 6,234 square foot, two-story, single family dwelling with an attached garage and a 730 square foot accessory dwelling unit. **Recommended Action:** Approve Project

4. **9:30 AM - SCHOLZ JOHN/MARGARET - PLN130465**
   - **Project Planner:** Daniel Lister
   - **Project Location:** 2478 17th Ave, Carmel
   - **Assessor’s Parcel No:** 009-471-019-000
   - **Permit Type:** Combined Development Permit
   - **Planning Area:** Carmel LUP
   - **Environmental Status:** Categorical Exemption
   - **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow partial demolition and a 1,097 square foot addition of an existing single family dwelling and garage; 2) a Coastal Development Permit to allow the conversion of a second floor, legal non-conforming dwelling unit built above the existing garage into a conforming guesthouse; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) a Design Approval. **Recommended Action:** Approve Project

5. **9:30 AM - LANDEE PATRICIA ANN TR - PLN140032**
   - **Project Planner:** Daniel Lister
   - **Project Location:** 1037 Rodeo Rd, Pebble Beach
   - **Assessor’s Parcel No:** 007-322-017-000
   - **Permit Type:** Administrative Permit
   - **Planning Area:** Greater Monterey Peninsula
   - **Environmental Status:** Categorical Exemption
   - **Project Description:** Administrative Permit to allow the transient use (short-term rental) of an existing single family dwelling. **Recommended Action:** Approve Project

6. **10:00 AM - GUZIK JOHN MATTHEW TR & GUZIK TODD TR -PLN120780**
   - **Project Planner:** Bob Schubert
   - **Project Location:** 27921 Iverson Rd, Gonzales
   - **Assessor’s Parcel No:** 223-042-014-000
   - **Permit Type:** Use Permit
   - **Planning Area:** Central Salinas Valley
   - **Environmental Status:** Negative Declaration
   - **Project Description:** CONTINUED FROM MAY 29, 2014. Use Permit to allow an existing agricultural support facility (composting facility, agricultural recycling operation and wood cutting operation) on a 53.64 acre parcel. **Recommended Action:** Adopt Negative Declaration and Approve Project

7. **10:00 AM - HILLTOP RANCH & VINEYARD LLC ET AL - PLN140234**
   - **Project Planner:** Elizabeth Gonzales
   - **Environmental Status:** Categorical Exemption
   - **Project Description:** CONTINUED FROM MAY 8, 2014. Use Permit to allow Assemblages of people, such as corporate wine educational dinners and weddings, not exceeding ten events per year and not involving construction of permanent facilities. This entitlement has been removed from original application PLN103041 and is being submitted separately. Existing facilities include the use of an existing 2,400 square foot barn and 3,600 square foot outdoor area adjacent to the barn located on Assessor's Parcel Number 197-011-015-000 and a 1,600 square foot lawn area in close proximity to an existing dwelling unit located on Assessor's Parcel Number 197-011-012-000; and two vineyards located on Assessor's Parcel Numbers 197-011-013-000 and 197-011-014-000. The properties are located at 62 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 and 197-011-015-000), Carmel Valley Master Plan Area. **Recommended Action:** Continue project to August 28, 2014.

**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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