Monterey County Zoning Administrator

AGENDA
Thursday, December 13, 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 Bodensteiner, Water Resources Agency
Patrick Treffry, Environmental Health
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 30, September 27, October 11, October 25, and November 13, 2012

D. SCHEDULED ITEMS

1. 1:30PM - SOUSA ERIC LEE/SABRINA MARIE - PLN120689
   Project Planner: Lucy Bernal. Environmental Status: Exempt. Project Description: Design Approval to allow the construction of a new 1,050 square foot single family dwelling with a temporary residence used during construction. The property is located at 52 Harpen Canyon Road, Salinas (Assessor's Parcel Number 416-251-042-000), Toro Area Plan. Recommended Action: Approve Project

2. 1:35PM - RICHARDSON STEPHEN A/KIMBERLY R TRS - PLN120544
   Project Planner: Liz Gonzales. Environmental Status: Exempt. Project Description: Design Approval to allow the demolition of a 2,190 square foot single family dwelling and a 520 square feet attached garage; and allow for the construction of an approximate 3,000 square foot single family dwelling and 600 square feet attached garage. Colors and materials consist of: stucco (white); clay tile roofing materials (green); and wood windows (brown). The property is located at 2951 Peisano Road, Pebble Beach (Assessor's Parcel Number 007-252-014-000), Greater Monterey Peninsula Area Plan. Recommended Action: Approve Project

3. 1:40PM - D A D PEBBLE BEACH LLC - PLN120246
   Project Planner: Delinda Robinson. Environmental Status: Exempt. Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,360.8 square foot single-family dwelling with 1,096 square foot basement and 759 square foot attached garage to include: a) demolish an existing 425 square foot attached guesthouse on first floor; b) remove existing 6,553 square foot asphalt driveway and replace with 6,862 square foot permeable paving system; c) 553.2 square foot exercise room addition at lower floor; d) 440.6 square foot basement addition; e) 1,840.6 square foot first floor addition; f) remove 180 linear feet of retaining walls and construct
212 linear feet of new retaining walls; g) add 850 square foot bocce ball court; h) remodel existing balcony; and i) approximately 650 cubic yards of grading (fill); and 2) Coastal Development Permit to allow development on slopes greater than 30 percent. The property is located at 3353 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-002-000), Del Monte Forest Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **1:45 PM - DOBBAS DONALD J/LINDA L - PLN120489**  
**Project Planner:** Liz Gonzales. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to drill a well for a future single family dwelling; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 2610 Ribera Road, Carmel (Assessor's Parcel Number 243-041-014-000), Carmel Area Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project.

5. **1:50 PM - BROWN FREDERICK/CHRISTINE P TRS - PLN120538**  
**Project Planner:** Liz Gonzales. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit to allow for the construction of a 3,521 square foot one bedroom single family dwelling, a 584 square foot attached garage, a 378 square foot mechanical room; a two-bedroom, one bath 600 square foot detached guesthouse, grading of approximately 720 cubic yards of cut & 500 cubic yards of fill; 2) a Use Permit for the removal of 11 Coast live oak trees (6 to 16 inches in diameter); and 3) Design Approval. The property is located at 31 Tehama, Carmel (Assessor's Parcel Number 169-421-010-000), Carmel Valley Master Plan. **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.