Monterey County Zoning Administrator

AGENDA
Thursday, April 11, 2013

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: August 30, September 27, October 11, October 25, November 8, December 13, 2012; January 10, January 31, February 28, 2013

D. SCHEDULED ITEMS

1. 1:30PM - STATE OF CALIFORNIA - PLN120345
   Project Planner: Joe Sidor.  Environmental Status: Exempt.  Project Description:
   After-the-fact Combined Development Permit (to clear 12CE00138) consisting of: 1) a Coastal
   Development Permit to allow development within the Big Sur Critical Viewshed; 2) a Coastal
   Development Permit to allow the removal of two redwoods (18" DBH); and 3) a Design Approval
   (colors and materials to match existing) to allow the construction of improvements to the
   wastewater treatment plant at Pfeiffer Big Sur State Park.  The property is located at 47255
   Highway 1, Big Sur (Assessor's Parcel Number 419-031-002-000), Big Sur Coast Land Use Plan,
   Coastal Zone.  Recommended Action: Approve Project

2. 1:40PM - 26195 SCENIC HOLDINGS, LLC - PLN130012
   Project Planner: Liz Gonzales.  Environmental Status: Exempt.  Project Description:
   CONTINUED FROM MARCH 14, 2013.  Coastal Administrative Permit for the demolition of a
   2,278 sq. ft. portion of a 2,704 sq. ft. Single Family Dwelling, the 426 sq. ft. attached legal non-
   conforming one-car garage to remain, and reconstruction of a 4,194 sq. ft. Single Family Dwelling
   previously approved per DA100443.  The property is located at 25195 Scenic Road, Carmel
   (Assessor’s Parcel Number 009-422-023-000), Carmel Area Land Use Plan, Coastal Zone.
   Recommended Action: Approve Project

3. 1:50PM - DAVIS BRIAN C/DORRILL A DAVIS TRS - PLN120701
   Project Planner: Liz Gonzales.  Environmental Status: Exempt.  Project Description:
   CONTINUED FROM MARCH 28, 2013.  Combined Development Permit consisting of: 1) a
   Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record
   (Assessor's Parcel Number 008-112-029-000 and Assessor's Parcel Number 008-112-030-000)
   into a .54 acre parcel; 2) a Coastal Administrative Permit for the construction of a 3,636 square
foot bi-level single family dwelling (1,127 square feet is a lower basement) with 288 square feet of verandas, and a 104 square foot breezeway attaching a 720 square foot two-car garage; 3) a Coastal Development Permit to allow the removal of 51 Monterey Pine trees and 2 Monterey Cypress trees; and 4) Design Approval. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-112-029-000 and 008-112-030-000), Del Monte Forest Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

4. **2:00PM – Raley Richard - PLN120276**

**Project Planner:** Ramon Montano. **Environmental Status:** Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, a 216 square foot second story deck, and 1,412 square feet of flatwork including an at grade patio, concrete paver driveway and walkways; 2) Coastal Development Permit to allow the conversion of an existing 1,603 square foot single family dwelling into a 423 square foot guesthouse and conversion of the remaining 1,004 square feet into an art studio and allow the structure to exceed the 12 foot height limit by 10 feet; and demolish an existing 360 square foot guesthouse within an existing 845 square foot structure retaining 485 square feet of the structure as a detached garage; 3) Coastal Development Permit to allow development within 100-feet of Environmentally Sensitive Habitat; and 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Grading to include approximately 260 cubic yards of cut and 260 cubic yards of fill. The property is located at 170 Spindrift Lane, Carmel (Assessor's Parcel Number 241-321-002-000), Carmel Highlands Area, Carmel Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Negative Declaration and 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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