

Monterey County Zoning Administrator

AGENDA

Thursday, December 10, 2015

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

Jacqueline Onciano, Zoning Administrator
Janna Faulk, Environmental Health

Water Resources Agency
Michael Goetz, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 9:30 AM - KOWALEWSKI RANDY J - PLN150494

Project Planner Daniel Lister. **Project Location:** 49 La Rancheria Rd Carmel Valley. **Assessor's Parcel No:** 187-111-011-000. **Permit Type:** Design Administrative. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow a 350 square foot detached garage. Materials and colors to match the existing. **Recommended Action:** Approve Project

2. 9:35 AM - SCHOLZ JOHN & MARGARET - PLN150734

Project Planner: Ramon Montano. **Project Location:** 2478 17th Ave Carmel. **Assessor's Parcel No:** 009-471-019-000. **Permit Type:** Design Administrative. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval for an outdoor fire place. **Recommended Action:** Approve Project

3. [9:40 AM - ELITE DEVELOPMENTS INC - PLN150746](#)

Project Planner: Liz Gonzales. **Project Location:** 14096 Del Piero Dr Royal Oaks. **Assessor's Parcel No:** 117-531-015-000. **Permit Type:** Design Approval. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval allow a new 4,356 square foot two-story single family dwelling with a 1,052 square foot attached garage. **Recommended Action:** Approve Project

4. [9:45 AM -DUBACH FAMILY LIMITED PARTNERSHIP & AUSONIO APARTMENTS LP THE \(COUNTY OF MONTEREY\) - Owner: Dubach Family Limited Partnership - PLN150782](#)

Project Planner: Liz Gonzales. **Project Location:** McDougall St to Castroville Blvd Castroville. **Assessor's Parcel No(s):** 133-081-007-000, 030-093-002-000. **Permit Type:** Coastal Development Permit. **Planning Area:** North County LCP. **Environmental Status:** Negative Declaration. **Project Description:** Coastal Development Permit to allow a 3,878 foot long Class I bicycle/pedestrian path from McDougall Street to Castroville Boulevard along Benson Road and Collins Road including a 1,170 foot long bridge over the Union Pacific Railroad tracks. **Recommended Action:** Adopt Negative Declaration and Approve Project

5. **9:50 AM - CALIFORNIA DEPARTMENT OF PARKS & RECREATION - Owner: STATE OF CALIFORNIA - PLN150303**
Project Planner: Joe Sidor. **Project Location:** 47225 Hwy 1 Big Sur. **Assessor's Parcel No:** 419-031-002-000. **Permit Type:** Combined Development Permit. **Planning Area:** Coast-Big Sur. **Environmental Status:** Previous Environmental Review. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for the construction of trail improvements on the Pfeiffer Falls Trail; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development on slope exceeding 30%; and 4) a Coastal Development Permit to allow the removal of two trees (Bay Laurel). **Recommended Action:** Approve Project

6. **10:00 AM - KAYLOR STEPHEN JAMES/YETTO KRISTIN ANN TRS - PLN150330**
Project Planner: Daniel Lister. **Project Location:** 59 Riley Ranch Rd Carmel. **Assessor's Parcel No:** 243-113-005-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Previous Environmental Review. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 2,188 square foot single family dwelling with a 616 square foot detached garage, 976 square feet roof deck, 1,514 square foot sundeck and associated grading (237 cubic yards cut; 237 cubic yards fill); 2) a Coastal Development Permit for the removal of three trees (two Coast Live Oak trees and one Monterey Pine tree); and 3) a Coastal Administrative Permit to allow development on man-made slopes in excess of 30%. **Recommended Action:** Approve Project

7. **10:10 AM - JOHNSON MARK H TR - PLN150542**
Project Planner: Steve Mason. **Project Location:** 4048 Sunridge Rd Pebble Beach. **Assessor's Parcel No:** 008-171-017-000. **Permit Type:** Coastal Administrative Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM NOVEMBER 12, 2015. Coastal Administrative Permit to allow the demolition of a non-historically significant 3,149 square foot one-story single family dwelling and attached garage. **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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