

# Monterey County Zoning Administrator

## AGENDA THURSDAY, AUGUST 10, 2006

Board of Supervisors Chambers  
Monterey County Courthouse  
Church and Alisal Streets  
Salinas, CA  
(831) 755-5025

Presiding: Jeff Main, Planning/Building Inspection

Patrick Treffry, Environmental Health  
Bryce Hori, Public Works  
Al Mulholland, Water Resources Agency

ITEM NO.	PROJECT NAME	PLANNER	FILE #	RECOMMENDED ACTION*	TIME HEARD
A	ROLL CALL				9:30 a.m.
B	COMMENT PERIOD: Public				9:30 a.m.
C	APPROVAL OF MINUTES: None				
D	DESIGN APPROVALS (CONSENT)				
1	ADAMS KOSTA J & DEANIE	BETTENCOURT	DA060028	APPROVE PROJECT	9:30 a.m.
E	SCHEDULED ITEMS				
2	J D HAALAND CONSTRUCTION INC	GINETTE	PLN060086	APPROVE PROJECT	9:35 a.m.
3	LENZ EBERHARD	GINETTE	PLN060184	APPROVE PROJECT	9:35 a.m.
4	PENDLAY STEVADOR DON	LYONS	PLN060061	APPROVE PROJECT	9:40 a.m.
5	MC DOWELL FRANK & DELENA	MAIN/STRELOW	PLN050309	APPROVE PROJECT	9:45 a.m.
E	OTHER MATTERS: NONE				
G	AJOURNMENT				

\*The Recommended Action section indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

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## Design Approvals (Consent)

1. 9:30AM Project Name: ADAMS KOSTA J & DEANIE  
File Number: DA060028  
Situs Location: 2996 CORMORANT RD PEBBLE BEACH  
Planning Area: GREATER MONTEREY PENINSULA AREA  
Project Planner: CYNTHIA BETTENCOURT  
Environmental Status: CATEGORICALLY EXEMPT  
Project Description: DESIGN APPROVAL TO ALLOW FOR THE DEMOLITION OF A 2,153 SQUARE FOOT EXISTING ONE STORY SINGLE FAMILY DWELLING AND A 797 SQUARE FOOT EXISTING GARAGE; THE CONSTRUCTION OF A NEW 3,309 SQUARE FOOT TWO STORY SINGLE FAMILY WITH A 1,195.7 SQUARE FOOT BASEMENT, A 624.9 SQUARE FOOT GARAGE, A 74.4 SQUARE FOOT STORAGE ROOM, A 106.3 SQUARE FOOT MECHANICAL ROOM, AND A 43.8 SQUARE FOOT GENERATOR ENCLOSURE BELOW GRADE, A 82.5 SQUARE FOOT COVERED ENTRY, A 23 SQUARE FOOT SECOND STORY BALCONY, OUTDOOR FIREPLACE, FIREPIT AND BBQ, A 1,050 SQUARE FOOT 6 FOOT HIGH WOOD FENCE, A 540 SQUARE FOOT STUCCO LOW WALL WITH A PAINTED WROUGHT IRON FENCE, COLUMNS AND AN ELECTRIC GATE, A 297 SQUARE FOOT RETAINING WALL, A 795.5 SQUARE FOOT RETAINING WALL, GARDEN WALLS, TERRACE, PAVED DRIVEWAY AND MOTOR COURT. MATERIALS AND COLORS: EXTERIOR STUCCO (SHERWIN WILLIAMS #2822/DOWNING SAND), TRIM (SHERWIN WILLIAMS #2824/RENWICK GOLDEN OAK), ROOF (CAP AND PAN SPANISH CLAY TILE), PAINTED OGEE GUTTERS, STAINED WOOD CORBELS (BEHR #DP360/AVACADO), WROUGHT IRON RAILING, STAINED WOOD DOORS AND WINDOWS, FAUX LIMESTONE MOULDING AND COLUMNS. THE PROJECT IS LOCATED AT 2996 CORMORANT RD PEBBLE BEACH (ASSESSOR' PARCEL NUMBER 007-261-011-000) NORTH OF THE BRONCO AND CORMORANT INTERSECTION, GREATER MONTEREY PENINSULA AREA.

## Scheduled Items

2. 9:35AM Project Name: J D HAALAND CONSTRUCTION INC  
File Number: PLN060086  
Situs Location: 5980 SHERRY LEE LN SALINAS  
Planning Area: NORTH COUNTY (NON-COASTAL AREA)  
Project Planner: ANNA GINETTE  
Environmental Status: CATEGORICALLY EXEMPT  
Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A 3,257 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, A 922 SQUARE FOOT ATTACHED GARAGE, 279 SQUARE FEET OF COVERED PORCHES, 140 SQUARE FEET OF DECKING AND ASSOCIATED GRADING (910 CUBIC YARDS OF CUT AND 32 CUBIC YARDS OF FILL) WITHIN AN "S" DISTRICT AND A USE PERMIT TO ALLOW THE REMOVAL OF FOUR PROTECTED OAK TREES. THE PROJECT IS LOCATED AT 5980 SHERRY LEE LANE, SALINAS (ASSESSOR'S PARCEL NUMBER 129-113-032-000),

NORTHWEST OF THE INTERSECTION OF SHERRY LEE AND THIMIO LANE,  
NORTH COUNTY NON-COASTAL AREA.

**Recommended Action:** APPROVE PROJECT

3. 9:35AM **Project Name:** LENZ EBERHARD  
**File Number:** PLN060184  
**Situs Location:** 514 LOMA ALTA RD CARMEL  
**Planning Area:** GREATER MONTEREY PENINSULA AREA  
**Project Planner:** ANNA GINETTE  
**Environmental Status:** CATEGORICALLY EXEMPT  
**Project Description:** USE PERMIT TO ALLOW GRADING OF A WALKING PATH ON SLOPES IN EXCESS OF 30% . GRADING OF THE PATH HAS BEEN CARRIED OUT WITHOUT BENEFIT OF GRADING OR PLANNING PERMITS, THE PERMIT WOULD INCLUDE PARTIAL RESTORATION OF THE CUT TO CORRECT VIOLATION CE060071. THE PROPERTY IS LOCATED AT 514 LOMA ALTA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 103-102-017-000), EAST OF THE INTERSECTION OF LOMA ALTA ROAD AND AGUAJITO ROAD, GREATER MONTEREY PENINSULA AREA.

**Recommended Action:** APPROVE PROJECT

4. 9:40AM **Project Name:** PENDLAY STEVADOR DON &  
**File Number:** PLN060061  
**Situs Location:** 740 COUNTRY CLUB DR CARMEL VALLEY  
**Planning Area:** CARMEL VALLEY MASTER PLAN AREA  
**Project Planner:** JODY LYONS  
**Environmental Status:** CATEGORICALLY EXEMPT  
**Project Description:** VARIANCE TO REDUCE FRONT SETBACK FROM 30 FT. TO 15 FT.; AN ADDITION OF 489 SQ. FT. TO AN EXISTING SINGLE FAMILY RESIDENCE OF 2,409 SQ. FT.; EXTENSIVE INTERIOR REMODEL, WITH 24 CU. YDS. OF GRADING (12 CU. YDS. CUT AND 12 CU. YDS. FILL); AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 740 COUNTRY CLUB DRIVE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-641-001-000), ABOUT 50 FEET SOUTH OF THE COUNTRY CLUB CUL DE SAC TERMINUS, CARMEL VALLEY MASTER PLAN AREA.

**Recommended Action:** APPROVE PROJECT

5. 9:45AM **Project Name:** MC DOWELL FRANK & DELENA  
**File Number:** PLN050309  
**Situs Location:** 160 SPINDRIFT RD CARMEL  
**Planning Area:** CARMEL AREA  
**Project Planner:** JEFF MAIN  
**Environmental Status:** CATEGORICALLY EXEMPT  
**Project Description:** COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO PLACE GEO-CELLS IN THE SLIDE AREA AND CONSTRUCT WIRE WALLS AT THE BLUFF FRONT BELOW THE EXISTING SINGLE FAMILY HOME IN ORDER TO PROVIDE SLOPE STABILITY, TO REMOVE ASPHALT DRIVEWAY, TO MODIFY THE GRADE AND WIDTH OF THE DRIVEWAY AND TO INSTALL PAVERS AND

BASE, A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE MARINE HABITAT, A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%, AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; GRADING OF APPROXIMATELY 230 CUBIC YARDS CUT AND 314 CUBIC YARDS FILL (120 CU. YDS. CUT AND 180 CU.YDS. FILL FOR THE BASKETS, 60 CU. YDS. CUT AND 120 CU. YDS. FILL FOR PUTTING SOIL OVER THE REFORMED SLOPE, AND 50 CU. YDS. CUT AND 14 CU. YDS. FILL IN THE DRIVEWAY AREA.) THE PROPERTY IS LOCATED AT 160 SPINDRIFT ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 241-192-009-000), CARMEL HIGHLANDS AREA, COASTAL ZONE.

**Recommended Action:** APPROVE PROJECT

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