

**DRAFT
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, FEBRUARY 12, 2015
MINUTES**

A. ROLL CALL - 9:30 A.M.

Present: Jacqueline R. Onciano, Zoning Administrator
Chad Alinio, Public Works
Roger VanHorn, Environmental Health.

No representation for Water Resources Agency

D. SCHEDULED ITEMS

1. DAVI FRANCESCO S/CAROLYN R - PLN141007

Project Planner: Maria Lopez. **Project Location:** 11427 Del Monte Ave, Castroville.
Assessor's Parcel No: 030-211-055-000. **Permit Type:** Design Approval. **Planning Area:** North County. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached two-car garage.

Project planner Maria Lopez requested a continuance. The applicant requested time to install the staking and flagging on the property.

No public comment.

The Zoning Administrator continued the project to the February 26, 2015 hearing.

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: None

Public Comment and Minutes were taken at this time. There were no comments for the Public Comment portion of the agenda nor were there any minutes to approve.

2. NOEL ROBERT H/NANCY W - PLN140931

Project Planner: Lucy Bernal. **Project Location:** 24731 Dolores St, Carmel.
Assessor's Parcel No: 009-103-016-000. **Permit Type:** Design Administrative.
Planning Area: Carmel LUP. **Environmental Status:** Categorical Exemption.
Project Description: Design Approval to allow a 514 square foot addition, and front and rear porches to an existing 750 square foot residence.

Project planner Lucy Bernal presented the project.

Public Comment: Craig Holdren, applicant's representative agreed to conditions.

The Zoning Administrator inquired of staff why the item was brought before the Zoning Administrator. Staff clarified the neighbor requested a public hearing.

The Zoning Administrator found the project to be categorically exempt per Section 15303 and approved the project.

3. **MOORE STEVEN VINCENT/CRISTINA NARVAEZ MOORE TRS - PLN140969**
Project Planner: Lucy Bernal. **Project Location:** 2955 Stevenson Dr, Pebble Beach. **Assessor's Parcel No:** 007-243-002-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the demolition of a single family residence and construction of a 2,605 square foot one-story single family residence with a 650 square foot two-car garage and covered deck.

Project planner Lucy Bernal presented the project. The applicants were not present. The Item was trailed to after item 6 for the applicants or a representative to appear or send written verification of agreeing to the conditions.

4. **PLAIN HENRY ALBERT JR/LISA MARIE TRS - PLN140731**
Project Planner: Elizabeth Gonzales. **Project Location:** 3272 17 Mile Dr, Pebble Beach. **Assessor's Parcel No:** 008-393-003-000. **Permit Type:** Combined Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a 498 square foot detached two-car garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval.

Project planner Elizabeth Gonzales presented the project.

Public Comment: Jun Sulliano, applicant's representative agreed with the conditions.

The Zoning Administrator found the project to be categorically exempt per Section 15303 and approved the project.

5. **DMN MACOMBER LLC - PLN140834**
Project Planner: Steve Mason. **Project Location:** 3235 Macomber Dr, Pebble Beach. **Assessor's Parcel No:** 008-162-013-000. **Permit Type:** Combined Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 2,824 square foot two-story garage addition attached to an existing 5,641 square foot single family dwelling; 2) Coastal Development Permit to allow the removal of three (3) Monterey Pine trees (trunk diameters of 14", 20" & 28") and the relocation of one (1) 14" Oak tree; 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and 4) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed.

Project planner Steve Mason presented the project. Staff discussed the changes in the addendum; changes to Finding number 8, evidence b, and added a condition.

Public Comment: Anthony Lombardo, applicant's representative discussed the archaeological issue and agreed with the conditions and all changes.

The Zoning Administrator found the project to be categorically exempt per Section 15303 and t approved the project with all changes.

6. CISAR VINCENT S TR - PLN140469

Project Planner: Steve Mason. **Project Location:** 30 Mentone Dr, Carmel. **Assessor's Parcel No:** 243-201-013-000. **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 the construction of an irrigation well; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat.

Project planner Steve Mason presented the project.

Public Comment: Jim Storer, applicant agreed to the conditions.

The Zoning Administrator found the project to be categorically exempt per Section 15303 and approved the project.

Trailed Item:

3. MOORE STEVEN VINCENT/CRISTINA NARVAEZ MOORE TRS - PLN140969

Project Planner: Lucy Bernal. **Project Location:** 2955 Stevenson Dr, Pebble Beach. **Assessor's Parcel No:** 007-243-002-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the demolition of a single family residence and construction of a 2,605 square foot one-story single family residence with a 650 square foot two-car garage and covered deck.

The applicant nor the agent were not able to be present but did send written confirmation they are agreeable to the findings, evidence and conditions of the project.

The Zoning Administrator approved the project.

E. OTHER MATTERS - None

F. ADJOURNMENT - 10:35 a.m.

Date Adopted:

ATTEST

Jacqueline R. Onciano, Zoning Administrator