

**DRAFT  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, FEBRUARY 26, 2015  
MINUTES**

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

Present: Jacqueline R. Onciano, Zoning Administrator  
Chad Alinio, Public Works  
Roger VanHorn, Environmental Health  
Absent: No representation for Water Resources Agency

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: None**

**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:** CONTINUED FROM FEBRUARY 12, 2015. Design Approval to allow the construction of a 1,360 square foot two-story single family dwelling with an attached garage.

Project planner Maria Lopez requested a continuance to March 12, 2015 to allow ample time to notice the property.

The Zoning Administrator continued the project to March 12, 2015.

**2. COOPER DAVID/DEBORAH - PLN140573**

**Project Planner:** Elizabeth Gonzales. **Project Location:** 25535 Via Paloma, Carmel. **Assessor's Parcel No:** 169-332-002-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval for the construction of a 2,735 square foot two-story single family dwelling with a 966 square foot cantilevered veranda and a 783 square foot attached garage; grading of approximately 230 cubic yards of cut and 78 cubic yards of fill; 2) a Use Permit for the removal of 10 Oak trees (6", 5-10", 14", 2-18" 20" in diameter); and 3) Design Approval.

The Zoning Administrator clarified the reasoning for hearing the Cooper project again.

Project planner Elizabeth Gonzales presented the project. Staff stated an email correspondence was received regarding the private driveway.

Public Comment: Darren Davis, applicant's representative, agreed to the conditions. Bob Rice, Scott Cunningham; Rob Kale Discussion ensued regarding fire and the roads.

Roger VanHorn stated a well permit was approved and it met the requirements of Environmental Health Bureau. There is no noise during the drilling of the well.

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

**3. WTCC Ventana Investors V LLC - PLN140729**

**Project Planner:** Joe Sidor. **Project Location:** 48123 Hwy 1, Big Sur. **Assessor's Parcel No:** 419-321-010-000 and 419-321-015-000. **Permit Type:** Design Administrative. **Planning Area:** Coast-Big Sur. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM JANUARY 29, 2015. Design Approval for signage and trail improvements, associated with the installation of trail and directional/interpretive signage, and construction of approximately 2,700 linear feet of on-site trails, including steps and approximately 500 linear feet of retaining walls, construction of 17 parking spaces (including 2 ADA-compliant spaces). The trail improvements and sign posts will use natural colors and materials (Douglas Fir and cedar). The signs will use earth tone colors, except for the disabled parking, trail map, and interpretive signs.

Project planner Joseph Sidor requested a continuance March 12, 2015 to allow applicant to compile and submit information.

The Zoning Administrator continued the item to March 12, 2015.

**4. BERTUCIO CHARLES/CORINNE TRS - PLN140909**

**Project Planner:** Cynthia Bettencourt. **Project Location:** 1016 Rodeo Rd, Pebble Beach. **Assessor's Parcel No:** 007-312-010-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the demolition of an existing two-story dwelling and attached garage; and the construction of a 2,786 square foot two-story dwelling with a 441 square foot attached garage, a covered entry porch, first and second story covered terraces, 2 foot high concrete retaining walls and built in BBQ and fire pit.

Project planner Cynthia Bettencourt requested a continuance to March 26, 2015. The project was not noticed.

The Zoning Administrator continued the item to March 26, 2015

**5. LO JACOB S - PLN140510**

**Project Planner:** Daniel Lister. **Project Location:** 2897 17 Mile Dr, Pebble Beach. **Assessor's Parcel No:** 007-201-007-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the construction of a 3,226 square foot single family dwelling with a 545 square foot garage. The project includes the removal of two (2) Monterey Pine trees and one (1) Oak tree.

Project planner Daniel Lister presented the project.

Public Comment: Erick Eckhaus, applicant's representative, agreed to all conditions.

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

**6. JORDAN WILLIAM H/SUSAN J TRS - PLN140354**

**Project Planner:** Elizabeth Gonzales. **Project Location:** 87 Yankee Point Dr, Carmel. **Assessor's Parcel No:** 243-153-007-000. **Permit Type:** Variance. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Variance to allow an increase to lot coverage from 18% to 21% for the construction of a 715 square foot master bedroom/bath addition to an existing single story single family dwelling.

Project planner Elizabeth Gonzales presented the project.

Public Comment: Bill Jordan, applicant; John Huckle

The Zoning Administrator continued the project to March 26, 2015 and gave staff direction to prepare information regarding variances in the neighborhood.

*Break - 10:18 a.m. - Reconvene 10:36 a.m.*

**7. BRITTON DONALD/SUSAN TRS - PLN130574**

**Project Planner:** David Mack. **Project Location:** 28650 Robinson Canyon Rd, Carmel. **Assessor's Parcel No:** 416-025-010-000. **Permit Type:** Variance. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Variance Request for the reduction of front yard setback for the placement of a non-habitable accessory structure (garage); 2) Administrative Permit to allow the construction of a two-story 1,616 square foot single family dwelling on an existing foundation; new 576 square foot garage with 682.5 second story guesthouse; new septic system and leach fields; removal of 2 landmark Redwood trees; and 3) Design Approval.

Project planner David Mack presented the project.

Public Comment: Susan Britton, applicant; Robert Fowler

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

**8. MCBRIDE MARTHA K/MCBRIDE DEAN A - PLN140684**

**Project Planner:** David Mack. **Project Location:** 325 River Rd, Salinas. **Assessor's Parcel No:** 139-061-005-000. **Permit Type:** Variance. **Planning Area:** Toro. **Environmental Status:** Statutory Exemption. **Project Description:** Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) zoning designation from 5% to 14.9%, and Design Approval to allow a 964 square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Existing on-site development is legal non-conforming and consists of approximately 9,636 square feet (15.15% coverage). The project proposes to demolish an existing accessory structure of approximately 1,600 square feet then construct the addition to result in an overall site coverage of approximately 9,501 square feet of coverage (14.9%).

Project planner David Mack requested a continuance to allow staff additional time to research the project.

The Zoning Administrator continued the project to March 12, 2015.

**E. OTHER MATTERS - None**

**F. ADJOURNMENT - 11:11 a.m.**

Date Adopted:

ATTEST

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Jacqueline R. Onciano, Zoning Administrator

JRO/ca

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