

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

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

Present: Jacqueline R. Onciano, Zoning Administrator
Roger VanHorn, Environmental Health.
Chad Alinio, Public Works (*arrived at 9:34 a.m.*)

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: January 8 and January 29, 2015

The Zoning Administrator approved the minutes of **January 8 and January 29, 2015.**

D. SCHEDULED ITEMS

1. 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:** **CONTINUED FROM FEBRUARY 26, 2015.** 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 presented the project.

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

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

2. SUPERNOWICZ DANA E/IRVINE SUPERNOWICZ BARBARA J - PLN150017

Project Planner: Lucy Bernal. **Project Location:** 3142 Bird Rock Rd, Pebble Beach. **Assessor's Parcel No:** 007-343-015-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Administrative Design Approval to allow the demolition of an existing 2,680 square foot residence and the construction of a 3,576 square foot one-story single family dwelling.

Project planner Lucy Bernal requested a continuance to April 30, 2015. Staff stated a verbal agreement was made with the applicant to continue the project to April 30, 2015.

The Zoning Administrator requested that staff receive written correspondence regarding the agreement to continuance.

The Zoning Administrator continued the project to April 30, 2015.

- 3. CAMPBELL DOUGLAS FREDERICK/KIMBERLEY SUE - PLN140609**
Project Planner: Ashley Nakamura. **Project Location:** 4085 Segunda Dr, Carmel. **Assessor's Parcel No:** 015-044-002-000. **Permit Type:** Administrative Permit. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Administrative Permit and Design Approval allow the construction of a 3,348 square foot residence with 1,164 square feet of decking; a 520 square foot guesthouse; grading of approximately 436 cubic yards; and installation of a new on-site septic system.

Project planner Ashley Nakamura stated a neighbor requested a continuance because she was not able to attend the hearing but staff can proceed at the discretion of the Zoning Administrator. The Zoning Administrator requested staff to proceed.

Staff discussed the project. Environmental Health representative, Roger VanHorn clarified the drilling of wells on one acre lots.

Public Comment: Bob Littel, architect and applicant's representative agreed to the conditions.

Break 10:04 a.m. - Reconvene 10:09 a.m.

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

- 4. KIRKHAM CHARLES D/LEANNE S - PLN140288**
Project Planner: Luis Osorio. **Project Location:** 2813 14th Ave, Carmel. **Assessor's Parcel No:** 009-381-022-000. **Permit Type:** Coastal Administrative Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) Administrative Permit to allow the demolition of a 1,261 square foot single family dwelling, and construction of a new, two-story 3,014 square foot single family dwelling with a 1,003 square foot basement consisting of a garage and storage area, and associated grading; 2) Coastal Development Permit for Oak Tree removal; 3) Coastal Development Permit for development within 750 feet of an archaeological resource; and 3) Design Approval.

Project planner Luis Osorio presented the project.

Public Comment: Robert Hayes, architect requested to make a change to materials used on a portion of the project. Robert Little; Kim Macarra

The Zoning Administrator modified the resolution regarding the removal and replacement of trees, found the project to be categorically exempt per Section 15303 and approved the project with all changes.

Break 10:50 a.m. - Reconvene 10:58 a.m.

- 5. JAMISON ROBERT J/CHRISTINA L - PLN130708**

Project Planner: Elizabeth Gonzales. **Project Location:** 1268 Sombria Ln, Pebble Beach. **Assessor's Parcel No:** 008-301-008-000. **Permit Type:** Combined Development Permit. **Planning Area:** Del Monte Forest LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit including: 1) a Coastal Administrative Permit and Design Approval for a new 7,963 square foot two-story single family dwelling with three-car garage; 2) Coastal Administrative Permit for a 640 square foot accessory dwelling unit; and 3) Coastal Development Permit for the removal of 25 trees [7 Oak trees 6" to 18" in diameter and 18 Pine trees 7" to 20" in diameter]); and grading of approximately 1,929 cubic yards of cut and 256 cubic yards of fill.

Project planner Elizabeth Gonzales presented the project.

Public Comment: Eric Miller, architect

The Zoning Administrator found the project to be categorically exempt per Sections 15303 and 15304 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:** **CONTINUED FROM FEBRUARY 26, 2015.** 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: John Bridges, applicant's representative

Break 11:26 a.m. - Reconvene 11:46 a.m.

The Zoning Administrator denied the project and directed staff to come back on April 9, 2015 hearing with a resolution of intent to deny.

7. **HARLAN KENNETH J TR - PLN100462**
Project Planner: Elizabeth Gonzales. **Project Location:** 54310 Hwy 1, Big Sur. **Assessor's Parcel No(s):** 000-000-000 (primary), 422-011-014-000, and 422-011-015-000. **Permit Type:** Combined Development Permit. **Planning Area:** Coast-Big Sur. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** **CONTINUED FROM JANUARY 29, 2015.** Follow-up Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit (PLN100336) to remain as permanent installations including: approximately 825 foot long and 45 foot high soldier-pile tieback retaining wall, the reconstruction of a consistent 4-foot shoulder, the reconstruction of a consistent 12 foot lane in each direction, the construction of a 4-foot catchment basin abutting the toe of the inland slope, the construction of tapering transitions to match new lane and shoulder widths on the northern and southern portions of the project area, the placement of "open-style" bridge railing (Type 80 concrete vehicle guard railing) on top of the retaining wall (with

bicycle railing attached on top of the bridge railing), approximately 30,000 cubic yards of cut and fill, and the construction of an 8-foot wide bench in front of the wall; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within 100 feet of ESHA; and 4) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed.

Project planner Elizabeth Gonzales requested a continuance to May 28 2015 to receive information from the Coastal Commission regarding the project.

E. OTHER MATTERS - None

F. ADJOURNMENT - 11:55 a.m.

Date Adopted:

ATTEST

Jacqueline R. Onciano, Zoning Administrator

JRO/ca