

Monterey County Zoning Administrator

AGENDA

Thursday, August 27, 2015

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

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health

Water Resources Agency
Michael Goetz, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: August 13, 2015

D. SCHEDULED ITEMS

1. [9:30 AM - DESAI HITESH A - PLN150406](#)

Project Planner: Lucy Bernal. **Project Location:** 3840 Whitman Cir Carmel. **Assessor's Parcel No:** 015-111-034-000. **Permit Type:** Design Administrative. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the construction of an 802 square foot two-story addition to an existing single family dwelling. The colors and materials are to match the existing residence; lapped wood siding of white and grey trim. **Recommended Action:** Approve Project

2. [9:35 AM - MAYFIELD ALLAN - PLN140845](#)

Project Planner: Elizabeth Gonzales. **Project Location:** 58 Paso Cresta Carmel Valley. **Assessor's Parcel No:** 189-242-003-000. **Permit Type:** Variance and Design Approval. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the re-construction of two existing substandard units into a duplex; and a Variance to encroach into the front yard setback. **Recommended Action:** Approve Project

3. [9:40 AM - DUKE ENERGY MOSS LANDING LLC - PLN150193](#)

Project Planner: Elizabeth Gonzales. **Project Location:** 11283 Dolan Rd Moss Landing. **Assessor's Parcel No:** 133-181-011-000. **Permit Type:** Coastal Development Permit. **Planning Area:** Moss Landing Community Plan. **Environmental Status:** Negative Declaration. **Project Description:** Coastal Development Permit to allow the excavation of approximately 2,109 cubic yards of potentially contaminated soil, concrete foundations associated with previously removed transformers, and steel rails and rebar associated with those transformers within the eastern half of an approximately 41,200 square foot area called the rock blotter area of the Moss Landing Power Plant. **Recommended Action:** Adopt Negative Declaration and Approve Project

4. [9:45 AM - SPINDRIFT VIEW PARTNERS LLC - PLN140483](#)
Project Planner: Ashley Nakamura. **Project Location:** 161 B Spindrift Rd Carmel. **Assessor's Parcel No:** 241-191-005-000. **Permit Type:** Coastal Administrative Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 2) a Coastal Administrative Permit to abandon a bore hole constructed in preparation for well (to remedy CE020247); and 3) a Coastal Administrative Permit to allow the construction of a well. **Recommended Action:** Approve Project

5. [9:50 AM - WHEATLEY WINDSWEPT LLC - PLN150108](#)
Project Planner: Ashley Nakamura. **Project Location:** 3433 Carmel Way Pebble Beach. **Assessor's Parcel No:** 008-383-006-000. **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 and Design Approval for the construction of a 4,414 square foot two-story single family dwelling with an attached 586 square foot garage; and 2) a Coastal Development Permit for the removal of ten oak trees ranging in diameter from 6"-18". **Recommended Action:** Approve Project

6. [10:00 AM - RANCHO LOS COCHES LLC \(VERIZON\) - PLN140991](#)
Project Planner: Grace Bogdan. **Project Location:** 37847 Hwy 101 Greenfield. **Assessor's Parcel No:** 183-031-002-000. **Permit Type:** Use Permit. **Planning Area:** Central Salinas Valley. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the construction of a new wireless communication facility consisting of an 80 foot monopole within a 1,400 square foot leased area for ground mounted equipment. **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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