

# Monterey County Zoning Administrator

## AGENDA

Thursday, September 24, 2015

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

Jacqueline Onciano, Zoning Administrator  
Janna Faulk, Environmental Health

Water Resources Agency  
Michael Goetz, Public Works

- A. ROLL CALL
- B. PUBLIC COMMENTS
- C. APPROVAL OF MINUTES: August 13 and 27, 2015
- D. SCHEDULED ITEMS

1. [9:30 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:** CONTINUED FROM AUGUST 27, 2015. 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:** Continue Project to October 29, 2015

2. [9:30 AM - COPE D NATHAN TR - PLN141002](#)

**Project Planner:** Elizabeth Gonzales. **Project Location:** 24726 Dolores St Carmel. **Assessor's Parcel No:** 009-111-002-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM SEPTEMBER 10, 2015. Coastal Administrative Permit and Design Approval to allow an addition of 1,817 square feet to an existing 1,715 square foot residence and a Coastal Development Permit to allow development on a man-made slope in excess of 30%. **Recommended Action:** Approve project.

3. [9:30 AM - GHEEN WILLIAM M TR - PLN150514](#)

**Project Planner:** Liz Gonzales. **Project Location:** 1276 Sylvan Rd, Monterey. **Assessor's Parcel No:** 101-171-004-000. **Permit Type:** Design Approval. **Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Design Approval to allow the demolition of an existing 4,535 square foot single family dwelling, garage, and pool shed; and allow the construction of a 5,382 square foot single family dwelling

and a 902 square foot attached garage; and a 600 square foot guesthouse/pool room.

**Recommended Action:** Approve Project

4. [9:35 AM - NIETO DARYL JAMES - PLN150114](#)

**Project Planner:** Daniel Lister. **Project Location:** 1526 Monterey Salinas Hwy, Monterey.

**Assessor's Parcel No:** 101-221-014-000. **Permit Type:** Combined Development Permit.

**Planning Area:** Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption.

**Project Description:** Combined Development Permit consisting of: 1) an Administrative Permit to allow the development within the Site Plan Review (S) Zoning District. Development includes the construction of a 600 square foot detached guesthouse with a 360 square foot storage area, 416 square foot workshop, 960 square foot detached two-car garage near the proposed guesthouse and 1,240 square foot detached garage near the existing dwelling; 2) Use Permit to allow the removal of nine trees (five Monterey pines, four Coast live oaks); and 3) Design Approval.

**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.

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