ACCEPTED FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, JANUARY 10, 2013
MINUTES

A. ROLL CALL - 1:35 P.M.

Present: Jacqueline R. Onciano, Zoning Administrator
Janna Faulk, Environmental Health
Chad Alinio, Public Works
Jennifer Bodensteiner, Water Resources Agency

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. **POKIGO KATHLEEN LOOK TR - PLN120613**
Project Planner: Valerie Negrete. **Environmental Status**: Exempt. **Project Description**: Design Approval to allow the construction of a redwood fence approximately 981 linear feet long and 5 feet 11.5 inches tall, located adjacent to the northeast and southwest property boundaries with two entry gates, one off of La Rancheria and the second off the eastern property line. The property is located at 18 La Rancheria Road, Carmel Valley (Assessor's Parcel Number 187-121-017-000), Carmel Valley Master Plan area.

Project planner Valerie Negrete presented the project.

Michael Harrington, applicant's representative gave a presentation.

Public Comment: Mitzi Dallas; Steve Dallas; Michael Groves; Mark Maryash, Architect
Michael Harrington, applicant's representative gave rebuttal to comments given during Public Comment.

The Zoning Administrator continued the project to January 31, 2013. The Zoning Adminstrator will conduct a site visit. The Zoning Administrator also requested that the applicant discuss the project again with the Land Use Advisory Committee.

2. **YOUNG JOHN WILSON & DIANE MARY TRS - PLN120547**
Project Planner: Valerie Negrete. **Environmental Status**: Exempt. **Project Description**: Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing). The property is located at 3301 17 Mile Drive #16, Pebble Beach (Assessor's Parcel Number 008-551-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project planner Valerie Negrete presented the project.

Public Comment: Paul Davis, applicant's representative agreed with the conditions.

The Zoning Administrator found the project to be categorically exempt per Section 15301(e) and approved the Variance and the Design Approval.

3. **GARREN RONALD B & DONNA Y GARREN TRS - PLN120013**
Project Planner: Delinda Robinson. **Environmental Status**: Exempt. **Project Description:** Combined Development Permit to consist of 1) a Coastal Administrat0ive Permit and Design Approval to allow the construction of a 2,360 square foot one-story single family dwelling with a 760 square foot detached garage, a 201 square foot covered porch, a square foot deck, 787 square feet of retaining walls, a new septic system, 497 cubic yards of grading (cut); 2) a Coastal Administrative Permit for a 425 square foot guesthouse with a 128 square foot deck; 3) a Coastal Administrative Permit to allow the conversion of an existing test well to a domestic water source; 4) a Coastal Development Permit for the removal of 17 Monterey Pine trees ranging in size from 10 inches DBH to 47 inches DBH (15 live and 2 dead); 5) a Coastal Development Permit for development within 750 feet of known archaeological resources; and 6) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at 227 Lower Walden Road, Carmel (Assessor's Parcel Number 241-241-014-000), Carmel Area Land Use Plan, Coastal Zone.

Project planner Delinda Robinson presented the project.

The applicant Ron Garren asked for clarifications on condition numbers 8, 12, 17 and 18. Staff gave clarifications to Condition numbers 8 and 12. Environmental Health representative Janna Faulk gave clarification for Condition numbers 17 and 18.

Public Comment: Dan Kyle. Ron Garren gave rebuttal.

Discussion ensued regarding the lot line adjustment and the existence of an easement.

The Zoning Administrator found the project to be categorically exempt per Section 15303(e) and Section 15304(a) and approved the project with the addition of a condition for hours and days of operation.

Break 3:25 p.m. - Reconvene 3:35 p.m.

4. **W2005/FARGO HOTELS POOL C REALTY LP - PLN120271**
Project Planner: Ramon Montano. **Environmental Status**: Exempt. **Project Description**: Consider a Use Permit to allow alcoholic beverages to be served in an existing restaurant and Lounge which is located within 200 feet of the boundary of a residential district. The property is located at 17225 El Rancho Way, Salinas (Assessor's Parcel Number 261-146-015-000), Greater Salinas Area Plan.

Water Resources Agency representative Jennifer Bodensteiner left at 3:25.

Project planner Ramon Montano presented the project. Staff clarified condition number 5 regarding the restaurant hours of operation and corrected Finding #1, evidence b.

Public Comment: Trinh Retterer, applicant's representative, agreed with the conditions and the changes.

The Zoning Administrator found the project categorically exempt per Section 1503 approved the project.

5. **NELSON JOHN J TR - PLN120412**
Project Planner: Liz Gonzales. **Environmental Status**: Mitigated Negative Declaration. **Project Description**: Combined Development Permit consisting of 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (parcel 241-251-003-00 is 1.17 acres) and (parcel 241-251-004-000 is 1.28 acres) into a 2.45 acre parcel; 2) a Coastal Administrative Permit to allow a demolition of an existing 3,508 square foot single family dwelling and the construction of a new 6,739 square foot single family dwelling with 688 square foot attached garage; 121 square foot pavilion, a new geo-flow septic dispersal system and the removal of three planted Cypress trees; 3) a Coastal Development Permit to allow development with a positive archaeological report; 4) Coastal Development Permit for development within 50 feet of a Coastal bluff; and 5) Design Approval. The property is located at 29922 Spindrift Road, Carmel (Assessor's Parcel Numbers 241-251-003-000 & 241-251-004-000), Carmel Area Land Use Plan; Coastal Zone.

Project planner Elizabeth Gonzales presented the project. Staff made correction to condition number 23.

Public Comment: David Martin, architect/applicant's representative

The Zoning Administrator recommended condition number 8 be amended to place the geological report recommendations on the plans as a note. John Nelson, applicant agreed with the conditions and changes.

The Zoning Administrator adopted the Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and approved the project and all changes.

E. OTHER MATTERS - None

F. ADJOURNMENT - 4:05 p.m.

Date Adopted: March 28, 2013

ATTEST

Jacqueline R. Onciano, Zoning Administrator

JRO/ca