



Monterey County Zoning Administrator

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item # 2

Legistar File Number: ZA 16-040

October 13, 2016

Introduced: 10/4/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN160253/GARIBALDI

Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a) of the CEQA Guidelines.

1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.

RECOMMENDATION:

It is recommended that the Zoning Administrator consider the design modifications made by the applicant, direct staff to return with a resolution approving the revised project, and continue the public hearing to October 27, 2016.

PROJECT INFORMATION:

APN: 007-342-002-000

Agent: Eric Miller, Architect

Plan Area: Greater Monterey Peninsula Area Plan

Parcel Size: 0.24 acre

Flagged and Staked: Yes, installed prior to application submittal and still in place

Planner: Bob Schubert, AICP, Senior Planner

DISCUSSION:

On September 29, 2016, the Zoning Administrator continued the public hearing to October 13, 2016 requesting the applicant consider design modifications to address the added mass of the building created by covered patios, and elevated deck areas. The applicant discussed design modifications with staff and submitted revised plans showing the removal of the roof over the rear yard ground level patio, a reduction in the size of the second floor deck on the south side and realignment of the retaining wall along the southern property line to protect the roots of an 18 inch Monterey cypress tree located on the neighboring property. If the Zoning Administrator accepts these revisions, staff should be directed to return on October 27, 2016 with a resolution approving the revised project.

FINANCING:

Funding for staff time associated with this project is included in the FY2016/17 Adopted Budget for RMA-Planning.

Prepared by: Bob Schubert, AICP, Senior Planner, Ext. 5183

Approved by: John Ford, RMA-Service Manager, Ext. 5158

ATTACHMENTS:

Exhibit A - Revised Plans

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA-Planning Services Manager; Eric Miller, architect, Todd and Barbara Garibaldi, property owners, Randi Green, neighbor, The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN160253