

# Monterey County

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## Action Minutes - Draft

Thursday, December 6, 2018

9:30 AM

## Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

**9:30 A.M. – CALL TO ORDER**

**ROLL CALL**

**Present:**

**Mike Novo – Zoning Administrator**

**Michael Goetz – RMA-Public Works**

**Tom Moss – RMA-Environmental Services**

**Absent:**

**Representative from Environmental Health Bureau**

**PUBLIC COMMENT**

**No comments were received from the public.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**The Secretary distributed public comment on the dais for agenda item 1, PLN160131.**

**ACCEPTANCE OF MINUTES**

**None**

**9:30 A.M. - SCHEDULED ITEMS**

- 1. PLN160131 - PG&E**  
Public hearing to consider vegetation removal and grading on slopes in excess of 25 percent and within an area designated as environmentally sensitive habitat to increase the ground clearance for existing PG&E overhead electrical lines.  
**Project Location:** Royal Oaks, between Strawberry Canyon Rd. and Tucker Rd.  
**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration.  
  
**The project was presented by project planner R. Craig Smith along with Brandon Swanson.**  
  
**Public Comment:** Paul Marotto, Jim Tellis,  
  
**Decision:** The Zoning Administrator adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approved a Combined Development Permit with changes to the resolution and conditions as discussed at the hearing.
  
- 2. PLN170715 - STATE OF CALIFORNIA (CALTRANS)**  
Public hearing to consider the Follow-On Coastal Development Permit to an

Emergency Coastal Development Permit (PLN170214) which allowed the demolition and removal of the Pfeiffer Canyon Bridge and the construction of a new single-span steel girder bridge in Big Sur.

**Project Location:** State Route 1, from Post Mile 45.4 to 45.8, Big Sur Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Statutorily Exempt per Section 15302 of the CEQA Guidelines

**The project was presented by project planner Yasmeen Hussain along with Brandon Swanson.**

**Public Comment: Mitch Dallas**

**Decision: The Zoning Administrator found the project exempt per section 15302 of the CEQA Guidelines and approved Coastal Development Permits with changes to findings 5, 6, and 7.**

3.

**PLN160392 - MOUNTFORD PAUL**

Public hearing to consider remodel of an existing 3,757 square foot single family dwelling, portions of which are eligible as an historic resource, and within 750 feet of known archaeological resources.

**Project Location:** 151 Highlands Drive, Carmel, Carmel Area Land Use Plan

**Proposed CEQA Action:** Categorically exempt per Section 15301(e)(1) of the CEQA Guidelines

**The project was presented by project planner Jaime Scott Guthrie.**

**Public Comment: Eric Miller**

**Decision: The Zoning Administrator found the project categorically exempt per section 15301(e)(1) of the CEQA Guidelines and approved a Combined Development Permit with changes to condition 2.**

4.

**PLN170908 - OLIMPIA**

Public hearing to consider construction of an approximately 80 feet high by 160 linear feet safety net for a single family dwelling adjacent to a driving range, and associated tree removal (13 non-native Leland cypress or Canary Island pine, and one Coast Live oak).

**Project Location:** 13755 Vista Dorada, Corral de Tierra (Salinas), Toro Area Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15303 of the CEQA Guidelines.

**The project was presented by project planner Joe Sidor.**

**Public Comment: Gary Olimpia**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved a Use Permit and Design Approval with an additional condition related to removal.**

5.

**PLN180108 - SHAMAN**

Public hearing to consider after-the-fact permits for construction of a detached garage with an accessory dwelling unit and a workout room located above.

**Project Location:** 209 Pine Canyon Road, Salinas, CA 93908

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**The project was presented by project planner Cheryl Ku along with Brandon Swanson.**

**Public Comment: Paul Moncrief**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved a Use Permit and Design Approval**

6.

**PLN180318 - ROBLES (AT&T WIRELESS)**

Public hearing to consider the installation of a 100-foot tall monopole wireless communication facility and equipment shelter.

**Project Location:** 2380 Alisal Road (Don Elias Tequila), Salinas (Assessor's Parcel Number 137-121-015-000, Greater Salinas Area Plan.

**Proposed CEQA action:** Exempt per Section 15303(c) of the California Environmental Quality Act (CEQA) Guidelines.

**The project was presented by project planner Ted Lopez.**

**Public Comment: Tom Johnson**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved a Use Permit for a wireless communication facility with non-substantive changes to the resolution.**

7.

**PLN180314 - RAMIREZ & CASTILLO (AT&T WIRELESS)**

Public hearing to consider increasing of the height of an existing steel lattice tower from 117 feet to 129 feet for the co-location of a wireless communications facility. The project also consists of a new equipment enclosure and a diesel-powered backup generator.

**Proposed Location:** 17121 Tarpey Road, Royal Oaks, Coastal Zone

**Proposed CEQA Action:** Categorically Exempt per section 15301(b) of the CEQA Guidelines

**The project was presented by project planner R. Craig Smith.**

**Public Comment: Tom Johnson**

**Decision: The Zoning Administrator found the project categorically exempt per section 15301(b) of the CEQA Guidelines and approved a Use Permit with changes to include the wireless indemnification agreement condition.**

**OTHER MATTERS**

None

**ADJOURNMENT**

11:13 a.m.

APPROVED:

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Mike Novo, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_  
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON \_\_\_\_\_