

# 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, February 28, 2019**

**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**

**Absent:**

**Representative for Environmental Health  
Representative for Water Resources Agency**

**PUBLIC COMMENT**

**No comments were received from the public**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**The Secretary distributed an errata memo for agenda item 1, PLN180385, an errata memo for agenda item 2, PLN180448, and public comment for agenda item 3, PLN180459.**

**ACCEPTANCE OF MINUTES**

**None**

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

**PLN180385 - BALLESTEROS (CONTINUED FROM FEBRUARY 14, 2019)**

Public hearing to consider a remodel and minor structural alterations to an existing legal nonconforming two-story single family dwelling and an existing legal nonconforming guesthouse.

**Project Location:** 2361 Bay View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA action:** Categorically Exempt Per Section 15301(a) of the CEQA Guidelines

**The project was presented by project planner Jacquelyn Nickerson, including an errata memorandum.**

**Public Comment:** Shawn Lopes, Krista Ostovich, Gary Widmer

**Decision:** The Zoning Administrator found the project categorically exempt per section 15301(a) of the CEQA Guidelines and approved a Coastal Development

Permit and Design Approval with changes recommended by staff (finding 1 evidence f), and changes to condition 1.

**PLN180448 - BRUNO MICHAEL A & CONCETTINA TRS**

Public hearing to consider the demolition of an existing two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (Approximately 8,115 s.f.).

**Project Location:** 1420 Deer Flat Road, Monterey, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Categorically Exempt Per Section 15303 (a)

The project was presented by project planner Jacquelyn Nickerson, including an errata memorandum.

**Public Comment:** Mike Bruno

**Decision:** The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved the Design Approval subject to changes presented in the errata memorandum.

**PLN180459 - PEBBLE BEACH COMPANY**

Public hearing to consider the assemblage of up to 500 people maximum for public ticketed events and up to 250 people maximum for private hospitality uses for four (4) calendar years (2019-2022), not to exceed 10 consecutive days per event or a total of 30 event days annually at a 1.79-acre residential property known as the "Canary Cottage " adjacent to the Lodge in Pebble Beach. No new permanent structures are proposed. All existing structures to remain.

**Project Location:** 1498 Cypress Drive, Del Monte Forrest Land Use Plan. (Assessor's Parcel Number 008-455-001-000), Del Monte Forrest Land Use Area Plan.

**Proposed CEQA action:** Categorically Exempt per §15304(e) of the CEQA Guidelines.

The project was presented by project planner Shelley Glennon.

**Public Comment:** Dave Stivers, Jody Clark, Diane Wall, Michael Laredo

**Decision:** The Zoning Administrator found the project categorically exempt per section 15304(e) of the CEQA Guidelines and approved a Coastal Development Permit with changes to condition 6 and modifications to condition 1 to include the major events.

**OTHER MATTERS**

None

**ADJOURNMENT**

– 10:24 a.m.

**APPROVED:**

\_\_\_\_\_  
Mike Novo, Zoning Administrator

ATTEST:

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

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