

# Monterey County

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



## Meeting Agenda - Final

Thursday, January 9, 2020

9:30 AM

### Monterey County Zoning Administrator

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

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.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency at (831) 755-4800.

**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**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Environmental Services*

**PUBLIC COMMENT**

*This is a time set aside for the public to comment on a matter that is not on the agenda.*

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

*The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.*

**ACCEPTANCE OF MINUTES**

1. Acceptance of the: August 29, 2019 and September 12, 2019 Zoning Administrator meeting minutes.

**Attachments:** [Minutes Packet - Agenda Item No. 1](#)

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

2. **PLN190317 - LARSON**  
Public hearing to consider construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and 6' redwood fence on a vacant lot. **Project Location:** 3052 Larkin Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA action:** Categorically Exempt Per Sections 15303(a) and 15303(e) of the CEQA Guidelines

**Attachments:** [Staff Report](#)  
[Exhibit A – Draft Resolution](#)  
[Exhibit B – Vicinity Map](#)  
[Exhibit C – LUAC Minutes](#)  
[Exhibit D – EHB Credit Letter on Well Source Capacity Test](#)

3. **PLN190010 - STATE OF CALIFORNIA (CHARTER SPECTRUM)**  
Public hearing to consider a coastal development permit for excavation and boring

within 750 feet of known archaeological resources involving underground installation of internet cable along a 4.97-mile length of State Route 1 between post-miles 69.666 to 74.638.

**Project Location:** State Route 1, between post-miles 69.666 to 74.638 (south of Carpenter Street and north of Fern Canyon Road), Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan pursuant to Section 15074 of the CEQA Guidelines.

**Attachments:** [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B – Vicinity Maps](#)

[Exhibit C – Advisory Committee Minutes, dated June 3, 2019](#)

[Exhibit D – Mitigated Negative Declaration and Draft Initial Study](#)

[Exhibit E – Public Comments](#)

**4. PLN180438 - REY & CLARK**

Public hearing to consider a permit for the construction of a one-story single-family dwelling (3,415 square feet) a one-story detached garage with workshop (1,021 square feet), an inground swimming pool, a 1,000 square foot ground mounted photovoltaic system, and conversion of 1.4 acres of uncultivated land to an olive tree orchard. Grading associated with the proposed development is approximately 1,430 cubic yards of cut and 3,200 cubic yards of fill.

**Project Location:** 11850 Paseo Escondido Road, Carmel Valley

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

**Attachments:** [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Correspondence from MPWMD](#)

[Exhibit E - LUAC Minutes](#)

[Exhibit F - Interested Party Letter](#)

**OTHER MATTERS**

**ADJOURNMENT**