



Monterey County

Action Minutes Monterey County Zoning Administrator

Monterey County Zoning
Administrator
Monterey County
Government Center -
Board of Supervisors
Chamber
168 W. Alisal St.
Salinas, CA 93901

Thursday, June 29, 2017

9:30 AM

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

Patrick Treffry – Environmental Health Bureau

Chad Alinio – Public Works

Absent:

Representative for Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Melissa McDougal informed the Zoning Administrator that there were two packets of additional correspondence for item number 4 and item number 7.

ACCEPTANCE OF MINUTES

1 Acceptance of the April 13, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft April 13, 2017 ZA Meeting Minutes](#)

[Final April 13, 2017 ZA Meeting Minutes](#)

The Zoning Administrator accepted the April 13, 2017 Zoning Administrator Meeting Minutes.

2 Acceptance of the April 27, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft April 27, 2017 ZA Meeting Minutes](#)

[Final April 27, 2017 ZA Meeting Minutes](#)

The Zoning Administrator accepted the April 27, 2017 Zoning Administrator

presented the project.

Public Comment: Michael Harrington, Agent; Pamela Butler, Robin Slavic

Decision: The Zoning Administrator referred this item to the Planning Commission. He explained that a lot of the issues raised by the neighbors would be common to most areas of the county. However, the number of bedrooms and the enforcement issues related to that could set a precedent for future applications. In addition, the Planning Commission is currently considering regulations for short term rentals and this would inform that discussion.

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PLN170080 - SHIRVANI

Accept request to withdraw the application.

Project Location: 157 Carmel Riviera Rd, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Withdrawing an application is not a project subject to CEQA

Attachments: [Staff Report](#)
 [Exhibit A - Applicant Submittal Proof of Compliance](#)

No presentation was given by staff as it was a request to withdraw the application from the agenda.

The Zoning Administrator recognized the withdrawal of this application.

6

PLN160483 - PORTER FAMILY PARTNERSHIP ET AL

Public hearing to consider remodel of the exterior of an existing retail space to suit a previously approved mini-storage facility in the Mid-Valley Shopping Center.

Project Location 9550 Carmel Valley Road, Building 2, Carmel, Carmel Valley Master Plan

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit E - Vicinity Map](#)
 [Exhibit C - Carmel Valley LUAC Minutes](#)
 [Exhibit D - Colors and Materials for Design Overlay](#)

Project Planner Megan Hosterman and RMA Services Manager Brandon Swanson presented the project.

Public Comment: Hunter Eldridge, Agent

Decision: The Zoning Administrator found the project Categorically Exempt per Section 15301 (a) of the CEQA Guidelines and Approved a Design Approval

with the changes to the findings, evidence and conditions identified by the Zoning Administrator, including new condition language to ensure the conditions from the earlier Use Permit are applicable to this permit.

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PLN170341 - WULF

Public hearing to consider entitlements to add about 900 total square feet to an existing single story family dwelling including an approximately 400 square foot second story addition, where development would occur within 750-feet of a known archaeological resource.

Project Location: 2744 Pradera Road, Carmel Meadows, Carmel Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15303 (a) and 15303 (e) of the CEQA Guidelines

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - LUAC Minutes \(5-15-17, 6-5-17\)](#)

[Exhibit D - Draft Resolution](#)

[Exhibit E - Vicinity Map](#)

[Exhibit F - Phase One Historic Assessment \(LIB170083\)](#)

[Exhibit G - Comment Letters](#)

Project Planner Maira Blanco and RMA Services Manager Brandon Swanson presented the project.

Public Comment: Tony Lombardo, Agent, Gary Ambrose, Maya Pechak, Poi Lamb, Andy Popadiuk, Betty Rosado, Paul Walkman

Decision: The Zoning Administrator found the project Categorically Exempt per Section 15301 (e) of the CEQA Guidelines and approved the Combined Development Permit with the changes to evidence f of Finding 1, and to conditions 1 and 2.

OTHER ITEMS

None

ADJOURNMENT

11:59 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Melissa McDougal, Zoning Administrator Clerk

APPROVED ON _____