

Monterey County

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



Meeting Agenda - Final

Thursday, October 27, 2016

9:30 AM

Monterey County Zoning Administrator

Jacqueline R. Onciano, Zoning Administrator

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 , 168 W. Alisal Street, 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) 755-5025.

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

*Jacqueline R. Onciano, Zoning Administrator
Patrick Treffrey, Environmental Health
Michael Goetz, Public Works
Representative from Water Resources Agency*

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

ACCEPTANCE OF MINUTES

9:30 A.M. - SCHEDULED ITEMS

1. **PLN160253/GARIBALDI** (Continued from October 13, 2016)
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.

Attachments: [Staff Report](#)
[Exhibit A - Resolution Approving Project](#)

2. **PLN160067/ Duncan & Duncan**
Public hearing to consider action on a General Development Plan, Use Permit and Design Approval, to allow mixed residential/commercial uses, including a detached garage.
Proposed CEQA Action: Categorical Exemption per Section 15303(c) of CEQA Guidelines
8 El Caminito Road, Carmel, Carmel Valley Master Plan Area.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Land Use Advisory Committee Minutes](#)

3.

PLN150505/Roberts

Public hearing to consider action on a Combined Development Permit for demolition and construction of a single-family dwelling and a Variance to reduce front and rear setback requirements.

Proposed CEQA Action: Categorically Exempt

1 Southbank Road, Carmel Valley, Carmel Valley Master Plan area

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Land Use Advisory Committee Minutes](#)

4.

PLN150354/Ankle Crisper LLC (Continued from September 29, 2016)

Public hearing to consider Amending a Combined Development Permit (PLN100342/ PLN130912) that includes: 1) demolition of an existing single family dwelling and construction of a new residence, 2) development within 50 feet of a coastal bluff, 3) development within 750 feet of a known archaeological resource, and 4) a variance to reduce the side yard setback.

Proposed CEQA Action: Addendum to a Mitigated Negative Declaration 53150 Highway 1, Big Sur, Big Sur Coast Land Use Plan.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Addendum](#)
[Exhibit E - MND for PLN100342](#)
[Exhibit F - Vicinity Map](#)

5.

PLN160151/Monterey Peninsula Country Club (MPCC)

Public hearing to consider action on a Design Approval to allow a remodel of the MPCC clubhouse facility, including structural and terrace additions to the main and basement levels.

Proposed CEQA Action: Exempt from CEQA per Section 15301 of the CEQA Guidelines.

3000 Club Road, Pebble Beach, Greater Monterey Peninsula Area Plan

- Attachments:** [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Public Hearing Request](#)
[Exhibit E - HRRB Resolution PLN160151, adopted July 7, 2016](#)

OTHER MATTERS

ADJOURNMENT