



**Monterey County**

**Action Minutes**

**Monterey County Zoning  
Administrator**

*Mike Novo, Zoning Administrator*

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

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Thursday, October 27, 2016

9:30 AM

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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.

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**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:**

Jacqueline R. Onciano – Zoning Administrator for Item Number 1 (PLN160253 -Garibaldi) only  
Mike Novo – Zoning Administrator for remaining agenda  
Jennifer Bodensteiner – Water Resources Agency  
Chad Alinio – RMA-Public Works  
Patrick Treffry – Environmental Health Bureau  
Absent: None

**PUBLIC COMMENT**

No comments were received from the public

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Melissa McDougal informed the Zoning Administrator of additional correspondence related to agenda item no. 1 distributed on the dais.

**ACCEPTANCE OF MINUTES**

None

**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](#)  
[Hearing Submittal](#)

Project Planner Mr. Bob Schubert presented the project.

Public Comment: Carla Hashimoto, Applicant's Representative and Randy Greene

The Zoning Administrator discussed the requested changes in order to protect the Cypress tree and reducing the size of the courtyard. The Applicant's

Representative requested additional time to discuss the request to reduce the courtyard with the applicant.

**Decision:** The Zoning Administrator continued the hearing on the Garibaldi Design Approval to the November 10, 2016 Zoning Administrator meeting.

Meeting went to recess to allow Jacqueline R. Onciano to step down as the Zoning Administrator and Mike Novo replace her as the Zoning Administrator for the remainder of the meeting.

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](#)  
[ZA Permit Resolution 16-038](#)

**Project Planner Mrs. Jacqueline R. Onciano presented the project. The Zoning Administrator and staff discussed parking concerns, water issues, the former use of the garage on the site, adding a Deed Restriction Notice as a condition and an Indemnification Agreement.**

**Public Comment:** Adam Jesselnick, applicant's representative; James and Carol Duncan, Applicant.

**The Zoning Administrator and the Applicant discussed adding a Deed Restriction condition of approval; the applicant was in agreement.**

**Decision:** The Zoning Administrator approved the General Development Plan, Use Permit and Design Approval with changes to the conditions of approval.

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](#)  
                              [Hearing Submittal](#)  
                              [ZA Permit Resolution 16-039](#)

**Project Planner Mrs. Anna V. Quenga presented the project and an errata memorandum to modify the project description in the draft resolution and add a condition of approval to require submittal of a landscape plan.**

**The Zoning Administrator and Staff discussed whether the privacy wall would create visibility issues on the road, floodplain, water credits, and the type of septic system.**

**Public Comment: Kim Roberts, Applicant.**

**Decision: The Zoning Administrator approved the Combined Development Permit to allow the demolition and construction of a single family dwelling with the changes recommended by staff and non-substantive edits.**

**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](#)  
                              [Hearing Submittal](#)  
                              [ZA Permit Resolution 16-037](#)

**Project Planner Mr. Joe Sidor presented the project and recommended changes to add a condition for a Permit Approval Notice, changes to Finding 1, Evidence e to correct the square footage, and to add a finding regarding public access.**

**Public Comment: Aengus Jeffers, Applicant Representative**

**Decision:** The Zoning Administrator considered the Addendum together with the previously adopted Mitigated Negative Declaration and approved the Amendment of the Combined Development Permit with the recommended changes.

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](#)

[Hearing Submittal](#)

[ZA Permit Resolution 16-036](#)

Project Planner Mr. Joe Sidor presented the project.

**Public Comment:** Mike Bowic, Applicant Representative, Lisa Rasmussen, Charles Salter, Patrick Arrington, Margaret Cannizaro, Anthony Cannizaro, Karen Throop, Frank Amado, Bob Zollar, Christine Kemp.

**Decision:** The Zoning Administrator approved the Design Approval with recommended changes to conditions related to exterior noise and other non-substantive edits.

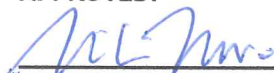
**OTHER MATTERS**

None

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 12:26 p.m.

APPROVED:



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

ATTEST:



BY: \_\_\_\_\_  
MELISSA MCDUGAL

ZONING ADMINISTRATOR CLERK

APPROVED ON JAN 26 2017