



# 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

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Thursday, February 23, 2017

8:30 AM

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### Special Meeting

**NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.**

#### 8:30 A.M. - CALL TO ORDER

#### ROLL CALL

Mike Novo – Zoning Administrator  
Michael Goetz, RMA-Public Works  
Absent:  
Representative for Environmental Health Bureau  
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 no agenda additions, deletions or corrections.

#### ACCEPTANCE OF MINUTES

1 Acceptance of the February 9, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft February 9, 2017 ZA Meeting Minutes](#)  
[Final February 9, 2017 ZA Meeting Minutes](#)

The Zoning Administrator accepted the February 9, 2017 Zoning Administrator Meeting Minutes.

#### 8:30 A.M. - SCHEDULED ITEMS

2 **PLN160076 - Heiser (Continued from January 26, 2017)**  
Public hearing to consider action on a Combined Development Permit for the construction of a single family dwelling and the removal of four Monterey

Pine trees and one coast live oak.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303.

(1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan, Pebble Beach Sub Plan Area)

**Attachments:**     [Staff Report](#)  
                                 [Exhibit A - Revised Site Plan](#)

**Project Planner Craig Spencer and RMA Manager Brandon Swanson presented the project.**

**Public Comment: Tony Lombardo, applicant representative**

**Decision: The Zoning Administrator directed staff to provide a resolution to approve the project as amended and continued the hearing to a Special Meeting on March 2, 2017.**

**3**

**PLN110289 - County of Monterey RMA Public Works (Highway 1 Climbing Lane)**

Public hearing to consider a Combined Development Permit to construct a climbing land on northbound State Route 1 from Carmel River Bridge through the Carmel Valley Road intersection, including removal of 31 trees.

**Attachments:**     [Staff Report](#)  
                                 [Exhibit A - Vicinity Map](#)  
                                 [Exhibit B - Draft Resolution](#)  
                                 [Exhibit C - Mitigation Measures](#)  
                                 [Exhibit D - CalTrans Mitigated Negative Declaration](#)  
                                 [Exhibit E - CalTrans Addendum](#)  
                                 [Resolution 17-011 PLN110289](#)

**Project Planner Johnathan Pascua, Craig Spencer and RMA Manager Brandon Swanson presented the project.**

**Public Comment: None**

**Decision: The Zoning Administrator considered a Mitigated Negative Declaration and Addendum and approved the Coastal Development Permit for the construction of a climbing lane on northbound State Route 1.**

**4**

**PLN160270 - Krechuniak**

Public hearing to consider a Use Permit for tree removal and Design Approval for the construction of a two-story square single family dwelling.

**Project Location:** 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-009-000), Greater Monterey Peninsula Area Plan.

**Proposed CEQA Action:** Categorically exempt per Section 15303 (a) of the CEQA Guidelines

**Attachments:**    [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Land Use Advisory Committee Minutes](#)  
[Resolution 17-013 PLN160270](#)

Project Planner Rudy Luquin and RMA Manager Brandon Swanson presented the project.

Public Comment: Tina Hannes, applicant representative

Decision: The Zoning Administrator found the project Categorical Exempt per section 15303 (a) of the CEQA Guidelines and approved the Use Permit and Design Approval with the requested changes.

5

**PLN170001 - Montejano**

Public hearing to consider a three Design Approvals to allow the construction of three Single Family Dwellings.

**Project Location:** 11450 Poole Street, Castroville (Currently under Assessor's Parcel Number 030-096-001-000), North County Area Plan, Castroville Community Plan.

**Proposed CEQA Action:** Categorical Exempt per section 15303 (a) and (b) of the CEQA Guidelines

**Attachments:**    [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Resolution 17-012 PLN170001](#)

Project Planner Rudy Luquin and RMA Manager Brandon Swanson presented the project.

Public Comment: Mr. Montejano

Decision: The Zoning Administrator found the project Categorical Exempt per section 15303 (a) and (b) of the CEQA Guidelines and approved the three Design Approvals with changes.

**OTHER MATTERS**

None

**ADJOURNMENT**

9:44 a.m.

APPROVED:

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

ATTEST:

BY: \_\_\_\_\_  
Melissa McDougal  
Zoning Administrator Clerk

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

**ZONING ADMINIISTRATOR ADDENDUM**