

Monterey County

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



Action Minutes - Draft

Thursday, February 14, 2019

9:30 AM

Monterey County Zoning Administrator

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

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

Absent:
Representative for Public Works
Representative for Environmental Health Bureau
Representative for Environmental Services

PUBLIC COMMENT

No comment were received from the public

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed a memorandum provided by Staff for item 3, PLN180281.

ACCEPTANCE OF MINUTES

- A.** Acceptance of June 14, 2018 Zoning Administrator meeting minutes.
- B.** Acceptance of June 28, 2018 Zoning Administrator meeting minutes.
- C.** Acceptance of July 12, 2018 Zoning Administrator meeting minutes.
- D.** Acceptance of July 26, 2018 Zoning Administrator meeting minutes.
- E.** Acceptance of August 9, 2018 Zoning Administrator meeting minutes.
- F.** Acceptance of August 30, 2018 Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1.** **PLN180385 - BALLESTEROS**
Public hearing to consider a remodel and minor structural alterations to an existing

legal nonconforming two-story single family dwelling and an existing legal nonconforming guesthouse.

Project Location: 2361 Bay View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15301 (e)

A request was presented by project planner Jacquelyn Nickerson to continue the hearing to a date uncertain.

Public Comment: None

Decision: The Zoning Administrator continued the hearing to February 28, 2019.

Item 3 heard prior to Item 2

2.

PLN180072 - GAZARIAN

Public hearing to consider construction of a Hilfiker retaining wall; and development within 50 feet of a coastal bluff, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area, and within 750 feet of known archaeological resources.

Project Location: 30 Yankee Point Drive, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Statutory Exemption pursuant to Section 15269 of the CEQA Guidelines.

The project was presented by project planner Joe Sidor.

Public Comment: John Bridges

Decision: The Zoning Administrator recognized the project as statutorily exempt and approved a Combined Development Permit with changes to the resolution as described at the hearing.

3.

PLN180281 CVR HSGE LLC (CARMEL VALLEY RANCH)

Public hearing to consider the after the fact approval of construction of a 20-horse stalls, hay barn and gate entryway.

Project Location: One Old Ranch Road, Carmel Valley

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

A memorandum was presented by project planner Son Pham-Gallardo that the project was referred to the Planning Commission by the Chief of Planning.

Public Comment: Neighbor, withheld name

Decision: The Zoning Administrator approved the request.

OTHER MATTERS

None

ADJOURNMENT

9:46 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____