

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, August 30, 2018

9:30 AM

Monterey County Zoning Administrator

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

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, 1441 Schilling Place – South, 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) 755-4800.

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

PUBLIC COMMENT

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

ACCEPTANCE OF MINUTES

9:30 A.M. - SCHEDULED ITEMS

1. ZA 18-053 **PLN170920 - STATE OF CALIFORNIA (CALTRANS)**
Public hearing to consider the rehabilitation and widening of the west-bound Castroville Overhead (vehicle) Bridge.
Project Location: State Route 156, between post-miles 1.1 and 2.1, North County Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - North County LUAC Minutes 5-2-18](#)
 [Exhibit C - Vicinity Map](#)

2. ZA 18-054 **PLN180181 - WEISS**
Public hearing to consider construction of a 100 linear foot retaining wall within 50 feet of a coastal bluff, on slopes exceeding 30 percent, and within 750 feet of known archaeological resources.
Project Location: 48198 Highway 1, Coastlands, Big Sur Coast Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Big Sur LUAC Minutes 7-10-18](#)
 [Exhibit C - Vicinity Map](#)

3. ZA 18-055 **PLN170822 - SABA AHMED**
Public hearing to consider the construction of a 3,632 square foot single family

dwelling with an attached 864 square foot garage and 420 square foot detached guesthouse within 100 feet of environmentally sensitive habitat (ESHA).

Project Location: 5 Hillcrest Road, Royal Oaks, North County Land Use Plan

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Reports](#)

4. ZA 18-056

PLN170915 - MULLIN

Public hearing to consider the construction of a hillside tram (funicular), and retaining wall on slopes of 30 percent or greater, and the removal of one (1) Monterey pine tree.

Project Location: 53810 Highway 1, Big Sur, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Big Sur Coast LUAC Minutes 4-10-18](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Photo Simulations](#)
[Exhibit F - Letter from applicant's attorney](#)

OTHER MATTERS

ADJOURNMENT