



**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, December 8, 2016

1:30 PM

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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.**

**1:30 P.M CALL TO ORDER**

**ROLL CALL**

**Present:**

**Mike Novo. Zoning Administrator**

**Michael Goetz, RMA – RMA-Public Works**

**Absent:**

**Representative from Water Resources Agency**

**Representative from Environmental Health Bureau**

**PUBLIC COMMENT**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Melissa McDougal informed the Zoning Administrator that there are no agenda additions, deletions or corrections.

**1:30 P.M. SCHEDULED ITEMS**

**PLN160199 - Leon**

Public hearing to consider action on a Minor Amendment to a previously-approved Use Permit (ZA-7286) expanding an existing parking lot by 28 parking spaces.

**Project Location:** 9621 Citation Court, Monterey unincorporated (Laguna Seca Office Park), Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Addendum to the Laguna Seca Office Park Final Environmental Impact Report per Section 15164 of the CEQA Guidelines.

**Attachments:**

[Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Public Hearing Request](#)

[Exhibit E - Addendum to the Laguna Seca Office Park Final EIR](#)

**Project Planner Joe Sidor presented the project.**

**Public Comment: Ronald Leon, applicant; Mike Weaver.**

**Decision: The Zoning Administrator approved the Minor Amendment to the previously approved Use Permit (ZA-7286) with changes to the resolution**

reflecting the past approval as a commercial kitchen and take out delicatessen.

**PLN150477 - Huang/Hu**

Public hearing to consider a Combined Development Permit to allow the construction of a new single family dwelling, construction of a guest house and removal of 28 Monterey Pine Trees.

**Proposed CEQA Action:** Negative Declaration.

1264 Lisbon Lane, Pebble Beach, Del Monte Forest Land Use Plan

**Attachments:**

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Negative Declaration](#)

[Exhibit C - Del Monte Forest LUAC Minutes](#)

[Exhibit D - Vicinity Map](#)

Project Planner David Mack presented the project.

Public Comment: Steven Huang, Bing Hu, Applicants

Decision: The Zoning Administrator adopted the Negative Declaration and approved the Huang/Hu Combined Development Permit with changes to the resolution title, Finding 1e and the Decision section, and modifications to conditions 1, 2, and deletion of conditions 11 and 22.

**PLN160076 - Heiser Eric & Rebecca**

Continued from November 10, 2016, for consideration of an approved Combined

Development Permit to allow the construction of a new single family dwelling.

**Proposed CEQA Action:** Project is Statutorily Exempt per CEQA Guidelines section 15270(A).

1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan.

**Attachments:**

[Staff Report](#)

Project Planner Craig Spencer presented the project and requested that the project be referred to the Planning Commission for consideration of policy issues.

Public Comment: Tony Lombardo, Applicant's Representative; Linda Salzman, Steven Salzman.

Decision: The Zoning Administrator continued the hearing on the item to a Special Meeting on December 17, 2016 to conduct a Field Trip and continued the public hearing on the project to January 12, 2017.

**OTHER MATTERS**

None

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 2:17 p.m.

APPROVED:



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

ATTEST:



BY: \_\_\_\_\_  
MELISSA MCDUGAL  
ZONING ADMINISTRATOR CLERK

APPROVED ON JAN 26 2017

**ZONING ADMINISTRATOR ADDENDUM**