

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, November 9, 2017

9:30 AM

Monterey County Zoning Administrator

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) 755-5025.

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

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

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

9:30 A.M. - SCHEDULED ITEMS

1. ZA 17-055 **PLN170513 - MESSIAH**
Continuation of a public hearing from August 31, 2017 to consider changing the color of a house from a previously approved off-white/grey to “Frosty Melon”.
Project Location: 26425 Via Petra
Proposed CEQA action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Carmel Valley LUAC Minutes from September 18, 2017](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Proposed Color](#)
 [Exhibit E - Vicinity Map](#)

2. ZA 17-056 **PLN170469 - RECTOR WARDENS & VESTRYMEN OF ALL SAINTS
PARISH IN CARMEL BY THE SEA**
Public hearing to consider the construction of a 1,760 square foot Early Childhood Education Center building at an existing school.
Project Location: 8060 Carmel Valley Road, Carmel
Proposed CEQA Action: Categorically exempt per Section 15314 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Letter Requesting Public Hearing](#)
[Exhibit E - Letter From Traffic Engineer](#)
[Exhibit F - Resolution Number 5374](#)

3. ZA 17-057 **PLN170538 - PEBBLE BEACH COMPANY**
Continue the public hearing on the Pebble Beach Company application (PLN170538) to a date uncertain, considering Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of an 18-space surface parking lot; and 2) a Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress).
Project Location: 1491 Cypress Drive, Pebble Beach, Del Monte Forest Master Plan
Proposed CEQA Action: Initial Study
Attachments: [Staff Report](#)
4. ZA 17-058 **PLN170658 - CRAWLEY**
Public hearing to consider the conversion of an existing detached attic storage (located above existing garage) into a guesthouse with exterior improvements including the replacement of dormers and a new garage door.
Project Location: 26442 Carmelo Street, Carmel, Carmel Area 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 - Site Photos](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Draft Resolution](#)
5. ZA 17-059 **PLN170532- MAZERIK**
Public hearing to consider expanding the use of an existing small residential care facility operating from a single-family home to a large residential care facility for up to twelve (12) residents and the conversion of a legal non-conforming guesthouse into a second single family dwelling.
Project Location: 15961 Toro Hills Avenue, Salinas, Toro Area Plan
Proposed CEQA Action: Categorically Exempt per Section 15303 of the CEQA guidelines

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Photographs of Property and Neighborhood](#)
[Exhibit E - Operational Plan, Songbird Care Homes](#)
[Exhibit F - Traffic Study for Songbird Care Homes Expansion](#)
[Exhibit G - Vicinity Map & Google Earth image](#)

OTHER MATTERS

ADJOURNMENT