



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

Thursday, February 23, 2017

8:30 AM

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 lane 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 Categorically 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: Categorically 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 Categorically 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 MAR 23 2017

ZONING ADMINISTRATOR ADDENDUM