

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, July 28, 2016

9:30 AM

Monterey County Zoning Administrator

Jacqueline R. Onciano, Zoning Administrator

he 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-Planning and Building Services, Monterey County Government Center, 168 West Alisal Street, 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 Monterey County Resource Management Agency-Planning 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

*Jacqueline R. Onciano, Zoning Administrator
Patrick Treffrey, Environmental Health
Michael Goetz, Public Works
Representative from Water Resources Agency*

PUBLIC COMMENTS

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 Section 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

1. MIN 16-047 Acceptance of the July 14, 2016 Zoning Administrator Minutes

Attachments: [Draft ZA Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

2. ZA 16-023 **PLN150609 - JAMKE (MYRTAKIS)**
Continue the hearing for PLN150609, requesting a Use Permit to clear code enforcement violation (13CE00143) to allow the conversion of an existing second-floor barn to a 600-square-foot guesthouse. The property is located at 22125 Parrott Ranch Road, Carmel Valley (Assessor's Parcel Number's 418-281-050-000), Cachagua Area Plan.

Attachments: [Continuance Memo to August 11, 2016](#)
3. ZA 16-019 **PLN150266 - VICTORINE RANCH**
Continue the hearing for PLN150266, requesting a Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of two replacement wells for the Victorine Ranch Mutual Water System and associated site improvements; and 2) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA). The property is located at 31447 Highway 1, Carmel (Assessor's Parcel Number's 243-221-018-000 and 243-211-019-000), Big Sur Coast Land Use Plan, Coastal Zone.

Attachments: [Continuance Memo to August 11, 2016](#)

4. ZA 16-020 **PLN150247 - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT**
Public hearing to consider action on a Coastal Development Permit to allow voluntary Amphibian Habitat enhancement.
Proposed CEQA Action: Mitigated Negative Declaration
13990 Castroville Boulevard, Castroville, North County Land Use Plan, Coastal Zone

Attachments: [Staff Report](#)
 [Exhibit A-Project Data Sheet](#)
 [Exhibit B-Draft Resolution](#)
 [Exhibit C-Vicinity Map](#)
 [Exhibit D-Initial Study-Mitigated Negative Declaration](#)

5. ZA 16-021 **PLN150535 - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT**
Public hearing to consider action on a Combined Development Permit consisting of the demolition and reconstruction of athletic facilities at the North Monterey County High School, modification of previously graded slopes greater than 25 percent, and development within 100 feet of environmentally sensitive habitat.
Proposed CEQA Action: Exempt from CEQA per Section 15302 of the CEQA Guidelines.
13990 Castroville Boulevard, Castroville, North County Land Use Plan, Coastal Zone

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B-Vicinity Map](#)

OTHER MATTERS

ADJOURNMENT