

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, September 29, 2016

9:30 AM

Monterey County Zoning Administrator

Jacqueline R. Onciano, 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 , 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.

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

*Jacqueline R. Onciano, Zoning Administrator
Patrick Treffrey, Environmental Health
Michael Goetz, 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 Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

9:30 A.M. - SCHEDULED ITEMS

1. **PLN150354 - Ankle Crisper**
Continue PLN150354 to October 27, 2016, for consideration of an Amendment to an approved Combined Development Permit (PLN100342) modifying the house design. 53150 Highway 1, Big Sur, Big Sur Coast Land Use Plan.
Proposed CEQA Action: Continuance is Statutorily Exempt per CEQA Guidelines section 15270.

Attachments: [Staff Report](#)

2. **PLN160437 - Cooke**
Public hearing to consider action on an Administrative Design Approval to allow a second-story addition and other minor alterations to the existing house and site.
Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e)(1)
3055 Sloat Rd, Pebble Beach, Greater Monterey Peninsula Area Plan

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Project Data Sheet](#)
 [Exhibit C - Design Approval Form](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Photographs of Existence Home with Flagging and Staking](#)
 [Exhibit F - Del Monte LUAC Meeting Minutes](#)

3.

PLN140232 - Rancho Sin Frenos

Public hearing to consider amending a Use Permit (PLN020311) to allow expansion of wine production from 5,000 cases to 7,500 cases and allow importation of grapes.

Recommended CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301

33757 Carmel Valley Road, Carmel Valley, Cachagua Area Plan.

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Cachagua LUAC Minutes, March 23, 2016](#)
 [Exhibit E - Zoning Administrator Resolution No. 020311 \(PLN020311\)](#)
 [Exhibit F - Traffic Analysis](#)
 [Exhibit G - Water Analysis](#)

4.

PLN160253 - Garibaldi

Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a).

1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Proposed Colors](#)

[Exhibit F - LUAC Minutes](#)

[Exhibit G - Letter from Neighbors](#)

[Exhibit H - Arborist Report by Frank Ono dated January 27, 2016](#)

[Exhibit I - Arborist Report by Maureen Hamb dated March 2016](#)

[Exhibit J - Comparison of nearby lot development](#)

OTHER MATTERS

ADJOURNMENT