

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, October 13, 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

Acceptance of the September 8, 2016 Zoning Administrator Meeting Minutes.

Attachments: [Draft September 8, 2016 ZA Meeting Minutes](#)

Acceptance of the September 29, 2016 Zoning Administrator Meeting Minutes.

Attachments: [Draft September 29, 2016 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN150505/ROBERTS**
Continue Roberts (PLN150505), requesting a Combined Development Permit to allow demolition of an existing cabin and construction of a single family dwelling requiring a Variance to allow encroachment into required setback. The property is located at 1 Southbank Road, Carmel Valley, Carmel Valley Master Plan.

Attachments: [Staff Report](#)

- 2. 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) of the CEQA Guidelines.
1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.

Attachments: [Staff Report](#)
[Exhibit A - Revised Plans](#)

3. **PLN140648/GABILAN OAKS LLC (VERIZON WIRELESS)**
Public hearing to consider action on a Use Permit to allow the installation of a wireless communications facility.
Proposed CEQA Action: Exempt from CEQA per Section 15303 of the CEQA Guidelines.
475 San Juan Grade Road, Salinas, Greater Salinas Area Plan

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

4. **PLN160135/BSLT (T-MOBILE)**
Public hearing to consider action on a Coastal Development Permit and Design Approval to allow a 10-foot height addition, and installation of a microwave dish and a radio unit to an existing telecommunications structure.
Proposed CEQA Action: Exempt from CEQA per Section 15301 of the CEQA Guidelines.
3400 Red Wolf Road, Carmel, Carmel Area Land Use Plan, Coastal Zone

Attachments: [Staff Report](#)
[Exhibit A - Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Carmel Highlands LUAC Minutes](#)

5. **PLN160194/BERTE**
Public hearing to consider action on a Combined Development Permit to allow first and second floor additions to an existing single family dwelling, and an addition to an existing attached accessory dwelling unit, removal of three (3) Monterey Pine trees; and development on 30% slopes.
Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e).
1512 Bonifacio Road, Pebble Beach, Del Monte Forest Land Use Plan.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Forest Management Plan](#)
[Exhibit E - Del Monte Forest LUAC Committee Recommendation](#)

6. **PLN160213/HOLMAN RANCH HOLDINGS LLC (LOWDER)**
Public hearing to consider action on an Administrative Permit and Design Approval to allow the construction of a single family dwelling with attached garage, and barn in the "S" (Site Plan Review) Zoning Overlay District.
Proposed CEQA Action: Exempt from CEQA per Section 15303 of the CEQA Guidelines.
70 Holman Road, Carmel Valley, Carmel Valley Master Plan

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Carmel Valley LUAC Minutes](#)
 [Exhibit E - Request for Public Hearing](#)

7. **PLN160325/DEOUDS**
Public hearing to consider action on a Design Approval to allow a one-story single family dwelling, guesthouse, cabana, and detached two-car garage.
CEQA Action: Categorically exempt per Section 15303 (a) of the CEQA Guidelines
131 Pine Canyon Road, Salinas, Toro Area Plan

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Toro LUAC Minutes](#)
 [Exhibit E - Proposed Colors and Materials](#)

OTHER MATTERS

ADJOURNMENT