

# **Monterey County**

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chamber  
168 W. Alisal St.  
Salinas, CA 93901*



## **Meeting Agenda - Final-revised**

**Thursday, February 23, 2017**

**8:30 AM**

**Special Meeting**

**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 , 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.**

**8:30 A.M. - CALL TO ORDER**

**ROLL CALL**

*Mike Novo, 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**

- 1** Acceptance of the February 9, 2017 Zoning Administrator Meeting Minutes.

**Attachments:** [Draft February 9, 2017 ZA 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](#)

- 3** **PLN110289 - County of Monterey RMA Public Works (Highway 1 Climbing Lane)**  
Public hearing to consider a Combined Development Permit to construct a climbing land 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](#)

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**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](#)

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**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](#)

**OTHER MATTERS**

**ADJOURNMENT**

**ZONING ADMINISTRATOR ADDENDUM**

*Zoning Administrator Addendum for Thursday, February 23, 2017.*  
*ADDENDUM*  
*Revised Agenda Item No. 5 (PLN170001 - Montejano) on February 23, 2017*