

# **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, March 23, 2017**

**9:30 AM**

**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.**

**9:30 A.M. – CALL TO ORDER**

**ROLL CALL**

*Mike Novo, Zoning Administrator  
Nicki Fowler, 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 Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.*

**ACCEPTANCE OF MINUTES**

- 1** Acceptance of the February 23, 2017 Zoning Administrator Meeting Minutes.

**Attachments:** [Draft February 23, 2017 ZA Meeting Minutes](#)

- 2** Acceptance of the March 2, 2017 Zoning Administrator Meeting Minutes.

**Attachments:** [Draft March 2, 2017 ZA Meeting Minutes](#)

**9:30 A.M. - SCHEDULED ITEMS**

- 3** **PLN140223 - SLAMA**  
Request to continue a noticed public hearing to consider action on a Combined Development Permit to allow establishment of a mini storage facility, conversion of existing second story offices to residential units, and creation of a small water system.

**Project Location:** 14 Spreckels Lane, Salinas, Greater Salinas Area Plan & Toro Area Plan

**Proposed CEQA Action:** Negative Declaration

**Attachments:** Staff Report

- 4** **PLN160769 - AUSONIO APARTMENTS, LP.**  
Public hearing to consider a Design Approval to allow construction of an 18-unit apartment project.  
**Project Location:** 11299 Haight Street, Castroville, North County Area Plan,

Castroville Community Plan

**Proposed CEQA Action:** Statutorily Exempt per CEQA Guidelines Section 15194

**Attachments:**   [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Proposed Colors](#)  
[Exhibit D - Project Data Sheet](#)

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**PLN160710 - KA RESIDENTAL, LLC**

Consider a Coastal Administrative Permit and Design Approval for a remodel and addition to an existing one-story single family dwelling

**Project Location:** 1564 Deer Path Lane, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15301c (e) of the CEQA Guidelines

**Attachments:**   [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Photos by Concerned Citizen](#)  
[Exhibit E - Photos by Code Enforcement](#)

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**PLN160590 - BJ-CR, INC**

Public hearing to consider a follow-up Coastal Development Permit to restore approximately 7.7 acres of a 52-acre parcel located within 100 feet of Environmentally Sensitive Habitat (ESHA) to clear Code Enforcement case (15CE00187).

**Project Location:** 967 Salinas Road, Royal Oaks, North County Land Use Plan

**Proposed CEQA Action:** Categorically Exempt Section 15308 of the CEQA Guidelines

**Attachments:**   [Staff Report](#)  
[Exhibit A - Discussion](#)  
[Exhibit B - Resolution](#)

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**PLN160839 - PEBBLE BEACH COMPANY (ON BEHALF OF ALLEN)**

Public hearing to consider an after-the-fact permit for unpermitted removal of 12 Monterey pine trees by Charles and Dorothy Allen on Pebble Beach Company property (Code Enforcement case: 16CE00350)

**Project Location:** Aguajito Road at Highway 1, Carmel, Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15307 of the

CEQA Guidelines

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Resolution](#)  
                              [Exhibit B - Biological Assessment and Restoration Plan](#)

**OTHER MATTERS**

**ADJOURNMENT**