

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, May 25, 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

MIN 17-040 Acceptance of the March 23, 2017 of the Zoning Administrator Meeting Minutes.

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

MIN 17-041 Acceptance of the March 30, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft March 30, 2017 Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

- 1 ZA 17-028 PLN170015 - AT&T**
Public hearing to consider allowing assemblages of up to 175 people per day at a residential property (1557 Cypress Drive, Pebble Beach) for up to 10 days per year during the annual AT&T Pebble Beach Pro-Am Golf Tournament and periodic US Open Championship.
Project Location: 1557 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Del Monte Forest LUAC Minutes](#)
[Exhibit C - Vicinity Map](#)

- 2** **ZA 17-027** **PLN140684 - MCBRIDE**
Public hearing to consider a Variance Request to increase the allowable maximum lot coverage within the “F” (Farmlands) Zoning Designation and Design Approval.
Project Location: 325 River Road, Salinas, Toro Area Plan
Proposed CEQA action: Categorically Exempt per Section 15301(e) of the CEQA Guidelines.
- Attachments:** [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Toro LUAC Minutes](#)
 [Exhibit D - Draft Resolution](#)
 [Exhibit E - Vicinity Map](#)
- 3** **ZA 17-030** **PLN160373 - HOPKINS GARY D & BETTY**
Public hearing to consider an after-the-fact permit to clear code violation (CE970238) to allow the use of a temporary residence (mobile home) as a living unit prior to the construction of the first single family dwelling.
Project Location: 76291 Bryson Hesperia Road, Bradley, South County Area Plan
Proposed CEQA Action: Categorically Exempt per Section 15303(a) of the CEQA guidelines
- Attachments:** [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - South County Land Use Advisory Committee Minutes - May 17, 2017](#)
 [Exhibit F - Report \(LIB160284\)](#)
 [Exhibit G - Public Comment](#)
- 4** **ZA 17-029** **PLN170209 - MARCHETA LANE LLC**
Public hearing to consider allowing interior and exterior remodels to a locally listed historically significant single family residence to bring the property more in line with the Secretary of Interior Standards.
Project Location: 1075 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA Action: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Section 15331 Historical resource restoration and rehabilitation in accordance with Department of Interior standards.

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Del Monte Forest LUAC Minutes](#)
 [Exhibit D - Historical Resources Review Board Resolution](#)
 [Exhibit E - Vicinity Map](#)

OTHER MATTERS

ADJOURNMENT

ZONING ADMINISTRATOR ADDENDUM

Zoning Administrator Addendum for Thursday, May 25, 2017.

ADDENDUM

Revised Agenda Item No. 3 (PLN160373 - Hopkins) on May 24, 2017