

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, June 29, 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
Representative from 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 April 13, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft April 13, 2017 ZA Meeting Minutes](#)

- 2** Acceptance of the April 27, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft April 27, 2017 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

- 3** **PLN160808 - PENTECOSTAL CHURCH OF GOD OF AMERICA
CENTRAL DISTRICT OF CALIFORNIA (LEASE TO VERIZON
WIRELESS) (Continued from June 8, 2017)**
Public hearing to consider the construction of a wireless telecommunication facility (WCF)
Project Location: 264 San Juan Grade Road, Salinas, Greater Salinas Area Plan
Proposed CEQA Action: Categorically Exempt per CEQA Section 15301(e)
(1)

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

- 4** **PLN120587 - HUGO, H AND LINDA TRS**
Public hearing to consider a Continuance from the June 8 Zoning Administrator Hearing allowing the Transient Use of an existing two-story single family residential property for remuneration.
Project Location: 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan.
CEQA Action: Categorically Exempt per Section 15301 of CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Road Easement Deed - Maintenance Agreement](#)
[Exhibit F - LUAC Minutes](#)

- 5** **PLN170080 - SHIRVANI**
Accept request to withdraw the application.
Project Location: 157 Carmel Riviera Rd, Carmel, Carmel Area Land Use Plan
Proposed CEQA action: Withdrawing an application is not a project subject to CEQA

Attachments: [Staff Report](#)
[Exhibit A - Applicant Submittal Proof of Compliance](#)

- 6** **PLN160483 - PORTER FAMILY PARTNERSHIP ET AL**
Public hearing to consider remodel of the exterior of an existing retail space to suit a previously approved mini-storage facility in the Mid-Valley Shopping Center.
Project Location 9550 Carmel Valley Road, Building 2, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Categorically Exempt per Section 15301(a) of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit E - Vicinity Map](#)
 [Exhibit C - Carmel Valley LUAC Minutes](#)
 [Exhibit D - Colors and Materials for Design Overlay](#)

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PLN170341 - WULF

Public hearing to consider entitlements to add about 900 total square feet to an existing single story family dwelling including an approximately 400 square foot second story addition, where development would occur within 750-feet of a known archaeological resource.

Project Location: 2744 Pradera Road, Carmel Meadows, Carmel Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15303 (a) and 15303 (e) of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - LUAC Minutes \(5-15-17, 6-5-17\)](#)
 [Exhibit D - Draft Resolution](#)
 [Exhibit E - Vicinity Map](#)
 [Exhibit F - Phase One Historic Assessment \(LIB170083\)](#)
 [Exhibit G - Comment Letters](#)

OTHER ITEMS

ADJOURNMENT