

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, December 14, 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, 1441 Schilling Place – South, 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
Representative from 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 17-115 Acceptance of the October 12, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft Oct 12, 2017 ZA Meeting Minutes](#)

MIN 17-116 Acceptance of the November 9, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft Nov 9, 2017 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

ZA 17-060 **PLN160815 - ANTHONY G DAVI JR.**
Public hearing to consider construction of a 3,770 square foot three level single family dwelling with roof deck, car and entry porch.
Project Location: 4033 Los Altos Drive, Pebble Beach, Del Monte Forest Land Use Plan
CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - LUAC Minutes](#)
[Exhibit E - Fremont Bank letter date October 25, 2017](#)

ZA 17-061 **PLN170782 - PAUL H. FLORES AND LINDA S. TRUST**
Public hearing to consider the demolition and rebuild of a one-story single-family dwelling with an attached garage, attached accessory dwelling unit and detached pool cabana.
Project Location: 564 Monhollan Rd, Carmel
Proposed CEQA Action: Categorically Exempt per Section 15303(a) of the CEQA guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Arborist Letter dated October 24, 2017](#)
[Exhibit E - Greater Monterey Peninsula LUAC Minutes](#)
[Exhibit F - Planning Commission Resolution No. 16-007](#)
[Exhibit G - Board of Supervisors Resolution No. 15-111](#)
[Exhibit H - MPWMD Water Distribution System Permit](#)

ZA 17-062 **PLN160654 - GONZALEZ**
Public hearing to consider an after-the-fact Administrative Permit to allow a second residential unit (manufactured home) and retaining walls. Related to Code Enforcement File No. CE090016.
Project Location: 900 Lewis Road, Royal Oaks, North County Area Plan
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines.

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

ZA 17-063 **PLN140559 - GONZALEZ (VERIZON WIRELESS)**
Public hearing to consider the installation of a 100 foot mono-pine wireless communications facility.
Project Location: 900 Lewis Road, Royal Oaks, North County Area Plan
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - North County LUAC Minutes \(November 5, 2014\)](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Wireless Coverage Map](#)

OTHER MATTERS

ADJOURNMENT