

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, January 25, 2018

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

9:30 A.M. - SCHEDULED ITEMS

1. ZA 18-002 **PLN170945 - PORGES** - Public hearing to consider the partial demolition and remodel of a single family dwelling. Proposed colors and materials include beige stucco, Carmel stone veneer accents, and dark bronze chimney and window frames.
Project Location: 3109 Hacienda Road, Pebble Beach, Greater Monterey Peninsula area
Proposed CEQA Action: Categorically Exempt pursuant to Section 15301

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Letter from neighbor requesting public hearing](#)

2. ZA 18-003 **PLN160825 - KEETON (AT&T Mobility)**
Public hearing to consider replacement of an existing guyed tower and microwave antennas.
Project Location: East of the intersection of State Highway 1 and Kyle Perine Road, Big Sur (APN 419-201-005-000).
Proposed CEQA action: Categorically Exempt per Section 15302(c) of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Big Sur LUAC Minutes](#)
 [Exhibit D - Photo Simulations](#)
 [Exhibit E - Construction Management Plan](#)
 [Exhibit F - Vicinity Map](#)

3. ZA 18-004 **PLN170509 - MAYR AND VILLAFRANCA** - Public hearing to consider a lot line adjustment between three legal lots of record with the following adjustments: from 1.007 acres (Parcel A) to 2.041 acres (Parcel 1); from 5.05 acres (Parcel B) to 4.108 acres (Parcel 2); and from 5.84 acres (Parcel C) to 5.75 acres (Parcel 3) and the construction of a new well on existing Parcel C.
- Project Location:** 750 feet north of the intersection of Valle Pacifico Road and Joshua Drive, Salinas (APN 127-035-024-000; 127-035-025-000; 127-035-026-000).
- Proposed CEQA action:** Categorically Exempt per Sections 15303(d) and 15305(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 - Parcel Map, Volume, Page 185 MS 75-223](#)
 [Exhibit F - Letter from neighbors dated September 22, 2017](#)
 [Exhibit G - Site Visit Photographs by County Staff](#)

OTHER MATTERS

ADJOURNMENT