

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, February 22, 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.

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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 18-008 **PLN170651 - BESHOFF**
Public hearing to consider an Amendment to a Coastal Development Permit (PLN050591) to allow substantial changes that would change the façade, driveway and walkways of the original project.
Project Location: 29300 Highway 1, Carmel, Carmel Area Land Use Plan.
CEQA Action: Addendum to a Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Zoning Administrator Resolution](#)
 [Exhibit E - Addendum to PLN170651](#)

2. ZA 18-009 **PLN110247-AMD1 - MARTINEZ FAMILY TRUST**
Public hearing to consider an Amendment to a previously approved permit (PLN110247) consisting of: After-the-fact modifications to the hardscape and increased impervious site coverage; after-the-fact conversion of an existing 567-square foot caretaker's unit into a wine cellar; all development to be done within 100 feet of environmentally sensitive habitat. The Amendment would also clear a code enforcement violation (17CE00449).

Project Location: 1631 Sonado Road, Pebble Beach

Proposed CEQA action: Section 15164 (Addendum to a Mitigated Negative Declaration)

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Addendum](#)

[Exhibit E - MND for PLN110247](#)

[Exhibit F - Vicinity Map](#)

[Exhibit G - Resolution 12-010 - PLN110247](#)

[Exhibit H - Biological Report \(July 12, 2011\)](#)

[Exhibit I - Updated Biological Report \(January 6, 2018\)](#)

3. ZA 18-007

PLN170198 - 1536 VENADERO LLC (PENN)

Public hearing to consider landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site, exceeding the 9,000 square feet impervious surface limit in the Pescadero Watershed, and adoption of a mitigated negative declaration and mitigation monitoring and reporting plan.

Project Location: 1536 Venadero Road, Pebble Beach

Proposed CEQA Action: Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Detailed Discussion](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Initial Study - Mitigated Negative Declaration \(MND\)](#)

[Exhibit D - Comments on the MND](#)

[Exhibit E - Del Monte Forest LUAC Minutes](#)

[Exhibit F - Phase II Historic Analysis](#)

OTHER MATTERS

ADJOURNMENT