

# 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, April 26, 2018

9:30 AM

### Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

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**

*None.*

**9:30 A.M. - SCHEDULED ITEMS**

1. ZA 18-022 **PLN170688 (ORTEGA), PLN170689 (PANATTONI), and PLN170690 (FERNANDEZ) -**  
Public hearing to consider the construction of three new domestic wells, each on individual lots of record.
- Project Locations:**
- 780 Rebecca Circle, Aromas, APN 267-141-012-000 (Ortega-PLN170688)
  - 787 Rebecca Circle, Aromas, APN 267-141-013-000 (Panattoni-PLN170689)
  - 760 Rebecca Circle, Aromas, APN 267-141-011-000 (Fernandez-PLN170690)
- Proposed CEQA action:** Categorically Exempt per Section 15302 of the CEQA Guidelines.

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheets](#)  
[Exhibit B - Discussion](#)  
[Exhibit C - Draft Resolution for Ortega \(PLN170688\)](#)  
[Exhibit D - Draft Resolution for Panattoni \(PLN170689\)](#)  
[Exhibit E - Draft Resolution for Fernandez \(PLN170690\)](#)  
[Exhibit F - Vicinity Map](#)  
[Exhibit G - Letters Opposing Well Applications](#)  
[Exhibit H - Records from Mty Cty Environmental Health Bureau](#)  
[Exhibit I - By-Laws of Murphy Hill Water Association July 14, 1972](#)  
[Exhibit J - Photographs of water at the Ortega parcel](#)

2. ZA 18-024

**PLN150755 - SCOTT AND CHARLYSE RAVEN**

Public hearing to consider the construction of a single family dwelling and attached garage within 750 feet of an archaeological resource. The application also includes a request for Variances to exceed lot coverage by 3.9% (totaling 18.9%) and Floor Area Ratio (FAR) by 5.3% (totaling 22.8%).

**Project Location:** 3213 Whitman Lane, Pebble Beach, Del Monte Forest Land Use Plan.

**CEQA Action:** Negative Declaration

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Negative Declaration for PLN150755](#)  
[Exhibit D - LUAC Minutes 9.21.17](#)  
[Exhibit E - Vicinity Map](#)  
[Exhibit F - Comments on Initial Study](#)

**OTHER MATTERS**

**ADJOURNMENT**