

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, May 31, 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) 755-4800.

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 18-028 **PLN160714 - CHEZ RONALD L**
Public hearing to consider the construction of an 850 square foot accessory dwelling unit within 50 feet of a coastal bluff.
Project Location: 36510 Highway 1, Monterey, Big Sur Coast Land Use Plan
Proposed 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 - Reports](#)

2. ZA 18-029 **PLN170538 - PEBBLE BEACH COMPANY**
Public hearing to consider the construction of an 18-space surface parking lot and removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress).
Project Location: 1491 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan
Proposed CEQA action: Categorically Exempt per Section 15311(b) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Del Monte Forest LUAC Minutes](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - General Development Plan Amendment](#)
[Exhibit F - Frank Ono's Arborist Report](#)
[Exhibit G - Landscaping Plans](#)

3. ZA 18-030

PLN170092 - WAYLAND

Public hearing to consider an Administrative Permit and Design Approval to allow construction

of a 4,647 square foot one-story single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 662 square foot garage, and a 92 square foot pool house.

Project Location: 25015 Boots Road

Proposed CEQA Action: Find the project is a single-family residence and accessory structures in a residential zone, which qualifies for a class 3 exemption under Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Letter Requesting Public Hearing](#)
[Exhibit E - Lot Line Adjustment PLN150624](#)
[Exhibit F - Well Completion Report](#)
[Exhibit G - Plans from Grading Permit 17CP00954](#)

4. ZA 18-031

PLN170817 - HISS

Public hearing to consider the construction of single-family dwelling with an attached garage.

Project Location: 8360 Monterra Views Road, Monterey

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Monterra Ranch Phase Map](#)
[Exhibit E - Recorded Map Phase 6 Monterra Ranch](#)
[Exhibit F - Recorded Map Lot 145](#)
[Exhibit G - Trail York Road](#)
[Exhibit H - Trail Dedication Map](#)
[Exhibit I - Opposition Letter](#)
[Exhibit J - LUAC Guidelines for Referral](#)
[Exhibit K - Colors & Materials](#)

5. ZA 18-032

PLN170872 - HISS

Public hearing to consider the construction of single-family dwelling with an attached garage.

Project Location: 8380 Monterra Views, Monterey CA

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Resolution](#)
[Exhibit C- Vicinity Map](#)
[Exhibit D - Monterra Ranch Phase Map](#)
[Exhibit E - Monterra Ranch Phase 6, Lot No. 154](#)
[Exhibit F - Monterra Phase 6 and York Highlands](#)
[Exhibit G - Road and Utility Easements](#)
[Exhibit H - Trail Dedication Map](#)
[Exhibit I - Letter from Michael Weaver](#)

OTHER MATTERS

ADJOURNMENT