

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, October 25, 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 18-066 **PLN180317 - ZAMORA (AT&T WIRELESS)**
Public hearing to consider Use Permit to allow the installation of a 120-foot tall wireless communication facility disguised as Eucalyptus tree.
Project Location: 76310 Hesperia Road, Bradley (Assessor's Parcel Number 424-051-065-000), South County Area Plan
Proposed CEQA action: Exempt per 15303 of the CEQA Guidelines construction and location of limited numbers of new, small facilities or structures.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Project Description](#)
 [Exhibit E - Site Coverage Map](#)
 [Exhibit F - Radio Frequency Compliance Report](#)
 [Exhibit G - Photo Simulations](#)

2. ZA 18-067 **PLN180315 - GONZALEZ ENCARNACION & BENIGNA (AT&T WIRELESS)**
Public hearing to consider the installation of a new wireless communications facility

co-located on an existing transmission tower that will increase its height from 131 feet to 147.8 feet, and the installation of 12 new antennas and associated radio equipment.

Project Location: 1002 Dolan Road, Moss Landing (131-052-019-000), North County Land Use Plan

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Project Description](#)
[Exhibit E - Site Coverage Map](#)
[Exhibit F - Photo Simulations](#)

3. ZA 18-068

PLN180323 - SETHI

Construction of an approximately 4,010-square foot two-story single family dwelling on slopes greater than 25%.

Project Location: 401 Via Del Milagro, Monterey (Assessor's Parcel Number 173-074-024-000), north of the intersection of Pasadera Drive and Via Del Milagro, Greater Monterey Peninsula Area Plan.

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

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Staff Site Photos](#)
[Exhibit E - Pasadera Arch Review Committee 6-13-18](#)
[Exhibit F - Geotechnical Investigation 1-17-18](#)
[Exhibit G - Letter for Development on Slopes 10-3-18](#)
[Exhibit H - Greater Monterey Peninsula LUAC](#)

4. ZA 18-069

PLN180172 - FENTON

Construction of an approximately 200 sq. ft. addition to an existing 558 sq. ft. one story single-family dwelling and an approximately 455 sq. ft. detached garage/arts studio and 100 sq. ft. detached utility shed.

Project Location: 48681 Highway 1, Big Sur, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - LUAC Minutes](#)
[Exhibit D - Biological Assessment](#)
[Exhibit E - Geotechnical Report](#)
[Exhibit F - Vicinity Map](#)

5. ZA 18-070 **PLN160131 - PG&E**
Continue the public hearing on PLN160131 to November 8, 2018 for consideration of grading activities located under the Pacific Gas & Electric powerlines.
Project Location: 490 & 500 Strawberry Canyon Rd; 95 & 123 Tucker Road

Attachments: [Staff Report](#)

OTHER MATTERS

ADJOURNMENT