

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, December 6, 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*

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 18-071 **PLN160131 - PG&E**
Public hearing to consider vegetation removal and grading on slopes in excess of 25 percent and within an area designated as environmentally sensitive habitat to increase the ground clearance for existing PG&E overhead electrical lines.
Project Location: Royal Oaks, between Strawberry Canyon Rd. and Tucker Rd.
Proposed CEQA Action: Adopt a Mitigated Negative Declaration.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - North County LUAC Minutes](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Revised Initial Study \(MND\)](#)
 [Exhibit F - Biological Assessment \(LIB160313\)](#)
 [Exhibit G - Updated Biological Assessment \(LIB180398\)](#)
 [Exhibit H - Correspondence](#)

2. ZA 18-072 **PLN170715 - STATE OF CALIFORNIA (CALTRANS)**
Public hearing to consider the Follow-On Coastal Development Permit to an Emergency Coastal Development Permit (PLN170214) which allowed the demolition

and removal of the Pfeiffer Canyon Bridge and the construction of a new single-span steel girder bridge in Big Sur.

Project Location: State Route 1, from Post Mile 45.4 to 45.8, Big Sur Land Use Plan, Coastal Zone

Proposed CEQA Action: Statutorily Exempt per Section 15302 of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Big Sur LUAC Minute 9-12-17](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Letter from Coastal Commission 3-20-18](#)

3. ZA 18-073

PLN160392 - MOUNTFORD PAUL

Public hearing to consider remodel of an existing 3,757 square foot single family dwelling, portions of which are eligible as an historic resource, and within 750 feet of known archaeological resources.

Project Location: 151 Highlands Drive, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15301(e)(1) of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Carmel Highlands LUAC 6-18-18](#)

[Exhibit E - Reports](#)

[Exhibit F - Colors and Materials](#)

4. ZA 18-074

PLN170908 - OLIMPIA

Public hearing to consider construction of an approximately 80 feet high by 160 linear feet safety net for a single family dwelling adjacent to a driving range, and associated tree removal (13 non-native Leland cypress or Canary Island pine, and one Coast Live oak).

Project Location: 13755 Vista Dorada, Corral de Tierra (Salinas), Toro Area Plan

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Toro LUAC Minutes](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Visual Impact Assessment 3-8-18](#)

5. ZA 18-075 **PLN180108 - SHAMAN**
Public hearing to consider after-the-fact permits for construction of a detached garage with an accessory dwelling unit and a workout room located above.
Project Location: 209 Pine Canyon Road, Salinas, CA 93908
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

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

6. ZA 18-076 **PLN180318 - ROBLES (AT&T WIRELESS)**
Public hearing to consider the installation of a 100-foot tall monopole wireless communication facility and equipment shelter.
Project Location: 2380 Alisal Road (Don Elias Tequila), Salinas (Assessor's Parcel Number 137-121-015-000, Greater Salinas Area Plan.
Proposed CEQA action: Exempt per Section 15303(c) of the California Environmental Quality Act (CEQA) Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Site Coverage Map](#)
 [Exhibit D - Radio Frequency Report](#)
 [Exhibit E - Site Tower Simulations](#)

7. ZA 18-077 **PLN180314 - RAMIREZ & CASTILLO (AT&T WIRELESS)**
Public hearing to consider increasing of the height of an existing steel lattice tower from 117 feet to 129 feet for the co-location of a wireless communications facility. The project also consists of a new equipment enclosure and a diesel-powered backup generator.
Proposed Location: 17121 Tarpey Road, Royal Oaks, Coastal Zone
Proposed CEQA Action: Categorically Exempt per section 15301(b) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Coverage Maps](#)
[Exhibit D - North County LUAC Minutes](#)
[Exhibit E - Photo Simulations](#)
[Exhibit F - Vicinity Map](#)
[Exhibit G -Radio Frequency Report](#)

OTHER MATTERS

ADJOURNMENT