

# 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 14, 2019

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 Environmental Services*

**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**

- A. MIN 19-044 Acceptance of June 14, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 6-14-18](#)*
  
- B. MIN 19-045 Acceptance of June 28, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 6-28-18](#)*
  
- C. MIN 19-046 Acceptance of July 12, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 7-12-18](#)*
  
- D. MIN 19-047 Acceptance of July 26, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 7-26-18](#)*
  
- E. MIN 19-048 Acceptance of August 9, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 8-9-18](#)*
  
- F. MIN 19-049 Acceptance of August 30, 2018 Zoning Administrator meeting minutes.  
  
*Attachments: [Minutes 8-30-18](#)*

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

1. ZA 19-082 **PLN180385 - BALLESTEROS**  
Public hearing to consider a remodel and minor structural alterations to an existing legal nonconforming two-story single family dwelling and an existing legal nonconforming guesthouse.  
**Project Location:** 2361 Bay View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone  
**Proposed CEQA action:** Categorically Exempt Per Section 15301 (e)  
**Attachments:** [Staff Report](#)
2. ZA 19-083 **PLN180072 - GAZARIAN**  
Public hearing to consider construction of a Hilfiker retaining wall; and development within 50 feet of a coastal bluff, on slopes exceeding 30 percent, within 100 feet of environmentally sensitive habitat area, and within 750 feet of known archaeological resources.  
**Project Location:** 30 Yankee Point Drive, Carmel Highlands, Carmel Area Land Use Plan, Coastal Zone  
**Proposed CEQA Action:** Statutory Exemption pursuant to Section 15269 of the CEQA Guidelines.  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Emergency Permit Res. 17-065 \(PLN170607\)](#)
3. ZA 19-085 **PLN180281 CVR HSGE LLC (CARMEL VALLEY RANCH)**  
Public hearing to consider the after the fact approval of construction of a 20-horse stalls, hay barn and gate entryway.  
**Project Location:** One Old Ranch Road, Carmel Valley  
**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines.  
**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Discussion](#)  
[Exhibit C - Draft Resolution](#)  
[Exhibit D - Vicinity Map](#)  
[Exhibit E - CVR Specific Plan](#)  
[Exhibit F - Opponent Letters](#)  
[Exhibit G - Geotechnical Report](#)  
[Exhibit H - Vesting Tentative Map](#)  
[Exhibit I - Monterey County Zoning Plan](#)

**OTHER MATTERS**

**ADJOURNMENT**