

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 28, 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

None.

9:30 A.M. - SCHEDULED ITEMS

ZA 19-086 **PLN180385 - BALLESTEROS (CONTINUED FROM FEBRUARY 14, 2019)**

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 (a) of the CEQA Guidelines

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Historic Assessment](#)
[Exhibit E - Permit History](#)
[Exhibit F - LUAC Minutes](#)
[Exhibit G - Correspondence](#)

ZA 19-087

PLN180448 - BRUNO MICHAEL A & CONCETTINA TRS

Public hearing to consider the demolition of an existing two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (Approximately 8,115 s.f.).

Project Location: 1420 Deer Flat Road, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt Per Section 15303 (a)

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

ZA 19-088

PLN180459 - PEBBLE BEACH COMPANY

Public hearing to consider the assemblage of up to 500 people maximum for public ticketed events and up to 250 people maximum for private hospitality uses for four (4) calendar years (2019-2022), not to exceed 10 consecutive days per event or a total of 30 event days annually at a 1.79-acre residential property known as the "Canary Cottage " adjacent to the Lodge in Pebble Beach. No new permanent structures are proposed. All existing structures to remain.

Project Location: 1498 Cypress Drive, Del Monte Forrest Land Use Plan. (Assessor's Parcel Number 008-455-001-000), Del Monte Forrest Land Use Area Plan.

Proposed CEQA action: Categorically Exempt per §15304(e) of the CEQA Guidelines.

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Del Monte Forest LUAC Minutes](#)

[Exhibit E - Staff Site Visit Photos](#)

[Exhibit F - Photo Simulation Viewshed](#)

OTHER MATTERS

ADJOURNMENT