

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Meeting Agenda - Final

Thursday, May 9, 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

1. ZA 19-099 **PLN170974 - STAGECOACH TERRITORY INC (RED BARN)**
Public hearing to consider continuance of a Minor Amendment to a previously approved Use Permit (Resolution No. ZA-3117), which allowed indoor and outdoor retail sales of new and used merchandise, beer bar, snack food bar, and wine tasting and sales. The Minor Amendment allows a relocation of 17,497 square feet of outdoor retail sales space as a result of outdoor sales space lost to a Cal-Trans interchange project in 2015.
Project Location: 1000, 1060, 1150, and 1050 Hwy 101, Aromas CA 95004
Proposed CEQA Action: Categorically exempt per CEQA Guidelines 15301 and 15302

Attachments: [Staff Report](#)

2. ZA 19-100 **PLN180369 - MORRIS CAROLYN P TR**
Public hearing to consider construction of a one-story single family dwelling with an attached two-car garage (Approx. 3,000 sq. ft.), and removal of two (2) Monterey Pine trees within 750 feet of a known archaeological site.
Project Location: 3616 Lazarro Drive, Carmel, Carmel Area Land Use Plan, Coastal Zone
Proposed CEQA action: Categorically Exempt Per Sections 15303 (a) of the CEQA Guidelines
Sponsors: Planning / RMA
Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Tree Assessment \(LIB180366\)](#)
3. ZA 19-098 **PLN180534 - HOWE JULIE**
Public hearing to consider construction of a two-story single family dwelling with attached garage and guesthouse (approx. 4,090 sq. ft.).
Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines
Project Location: 1105 Wildcat Canyon, Greater Monterey Peninsula Area Plan
Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Proposed Colors and Materials](#)

4. ZA 19-102

PLN180436 - FJUGSTAD GEIR

Coastal Administrative Permit and Design Approval to allow demolition of a 1,100 square foot single family dwelling and construction of a 2,407-square foot single-family dwelling and attached 376 square foot garage. The application also includes a Coastal Administrative Permit to allow construction within 750 feet of a known archaeological site.

Project Location: 2692 15th Avenue, Carmel, APN: 009-393-015-000 Carmel Area Land Use Plan

Proposed CEQA Action: Adopt a Mitigated Negative Declaration

- Attachments:** [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Carmel Highlands LUAC Minutes](#)
[Exhibit D - Geotechnical Assessment](#)
[Exhibit E - Vicinity Map](#)
[Exhibit F - Malpaso Water Company](#)
[Exhibit G - Initial Study](#)
[Exhibit H - Mitigated Negative Declaration](#)

OTHER MATTERS

ADJOURNMENT