

# **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 30, 2019**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Carl Holm, 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**

*Carl Holm, 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.*

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

1.      ZA 19-105      **PLN180362 - EATON (AT&T MOBILITY)**  
Public hearing to consider the construction of a 100-foot tall wireless communication facility and installation of support equipment.  
**Project Location:** 37501 Tassajara Road, Carmel Valley (Assessor's Parcel Number 418-293-006-000, Cachagua Area Plan.  
**Proposed CEQA action:** Exempt per Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.  
**Sponsors:**      Planning / RMA  
**Attachments:**      [Staff Report](#)

2.      ZA 19-106      **PLN180534 - JULIE HOWE**  
Continued from May 9, 2019. 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  
**Sponsors:** Planning / RMA  
**Attachments:** [Staff Report](#)  
[EXHIBIT A - Project Data Sheet](#)  
[EXHIBIT B - Draft Resolution](#)  
[EXHIBIT C - Proposed Color and Materials \(DA\)](#)  
[EXHIBIT D - Variance Request Withdrawal](#)
3.      ZA 19-108      **PLN180240 - WALNUT COVE LLC**  
Public hearing to consider demolition of an existing single-family dwelling.  
**Project Location:** 24418 and 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone  
**Proposed CEQA action:** Categorically Exempt Per Section 15301 (l) of the CEQA Guidelines  
**Sponsors:** Planning / RMA  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Correspondence](#)  
[Exhibit D - Lot Legality Determination](#)
4.      ZA 19-104      **PLN180175 - PAPPANI ROBERT D & SANDRA L**  
Public hearing to consider a micro-brewery including the production of less than 50-gallons of craft beer per month within an existing garage and not open to the public.  
**Project Location:** 2980 Bird Rock Road, Pebble Beach, Greater Monterey Peninsula area (APN 007-522-016-000).  
**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines.  
**Sponsors:** Planning / RMA  
**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)

5.      ZA 19-107      **PLN190123/CALTRANS (COUNTY OF MONTEREY)**  
Public hearing to consider the installation of “No Parking” signage along a 3,600-foot (0.68 mile) section of State Route (SR) 1 from post-mile 70.07 to post-mile 70.75 along Point Lobos State Natural Reserve, and to allow development within 750 feet of known archaeological resources.  
**Project Location:** SR 1, from post-mile 70.07 to post-mile 70.75, Carmel Area Land Use Plan, Coastal Zone  
**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.  
**Sponsors:** Planning / RMA  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Board Order No. 19-016 & Ordinance No. 5307](#)  
[Exhibit D - Caltrans Order dated March 28, 2019](#)  
[Exhibit E - Caltrans Encroachment Permit](#)
6.      ZA 19-103      **PLN170974 - STAGECOACH TERRITORY INC (RED BARN)**  
Public hearing to consider 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 Hwy 101, 1060 Hwy 101, 1150 Hwy 101, and 1050 Hwy 101, Aromas CA 95004  
**Proposed CEQA Action:** Categorically exempt per CEQA Guidelines 15301 and 15302  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Project Data Sheet](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Zoning Administrator Resolution ZA-3117](#)  
[Exhibit E - BOS Resolution 10-037](#)  
[Exhibit F - Correspondence Received PLN170974](#)

**OTHER MATTERS**

**ADJOURNMENT**