

# 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, November 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**

1. Acceptance of the July 11, 2019, July 25, 2019 and August 8, 2019 Zoning Administrator meeting minutes.

**Attachments:** [Draft ZA Minutes\\_071119](#)  
[Draft ZA Minutes\\_072519](#)  
[Draft ZA Minutes\\_080819](#)

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

2. **PLN180550 - RAMOS**  
Public hearing to consider allowing replacement of a 672 square foot mobile home with a 780 square foot manufactured home that maintains a legal non-conforming residential use in a light commercial zone.  
**Project Location:** 538 Salinas Road, Watsonville (Assessor's Parcel Number 117-271-004-000), North County Area Plan  
**Proposed CEQA action:** Rely on previous determination that the replacement of the mobile home is Categorically Exempt pursuant to Section 15302 of the CEQA Guidelines.

**Attachments:** [Staff Report](#)

- 3. PLN180257 - HIDDEN VALLEY (Continued from October 10, 2019)**  
Public hearing to consider approving a private winery producing 300 cases of wine per year including expansion of a private vineyard (approximately 69,00 square foot) on previously uncultivated lands containing slopes between 15-24%, construction of a 3,018 square foot two story barn with office space, and an 853 square foot wine cave associated with the private vineyard.  
**Project Location:** 11729 Hidden Valley Road, Carmel Valley  
**Proposed CEQA action:** Consider a Negative Declaration.  
  
**Attachments:** [Staff Report](#)
- 4. PLN190292 - COFFEY**  
Public hearing to consider the construction of a 2,353 square foot manufactured home including attached one-car garage.  
**Project Location:** 10841 McDougal Street, Castroville (Assessor's Parcel Number 030-116-020-000), North County Area Plan, Castroville Community Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15303(a) of the CEQA Guidelines  
  
**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - LUAC Minutes](#)
- 5. PLN180217 - TRINGALI SALVATORE JOSEPH & BRIANA SUZANNE**  
Public hearing to consider an after-the-fact permit to construct accessory structures including a 2,924 square foot basketball court with a ten foot tall black metal fence enclosure in the rear yard of a single family residence, two- 2 foot tall landscape retaining walls, an 81 square foot chicken coop, and a 351 square foot gazebo. The permit includes installation of after-the-fact drainage and the removal of a batting cage in the side yard of an existing single family residence, removal of light fixtures installed at the basketball court, demolition of two sheds, and restoration of planted cypress trees along the side property line.  
**Project Location:** 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan  
**Proposed CEQA action:** Categorically Exempt Per Section 15303 (e) of the CEQA Guidelines

- Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Discussion](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Site Photos](#)  
[Exhibit E - Request for a Public Hearing](#)  
[Exhibit F - Arborist Report LIB190136](#)

**OTHER MATTERS**

**ADJOURNMENT**