

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, December 5, 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.

9:30 A.M. - SCHEDULED ITEMS

- 1. ZA 19-139 **PLN190147 - MARSHALL DAVID R & LINDA H TRS****
Public hearing to consider a follow-up Coastal Development Permit to an Emergency Coastal Development Permit (PLN190006) that allowed construction of a new foundation under an existing legal non-conforming log cabin straddling Palo Colorado Creek and to allow additional new (non-emergency) improvements including replacement of a deck attached to the main dwelling and replacement of skylights.
Project Location: 36963 Palo Colorado Road, Carmel, Big Sur Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorical Exemption per section 15331 of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Biological Assessment and Addendum](#)
[Exhibit E - Historical Assessment](#)
[Exhibit F - Engineering Letter \(March 2, 2019\)](#)
[Exhibit G - HRRB Application \(April 4, 2019\)](#)

- 2. ZA 19-140 **PLN160649 - CARMEL POINTE PROPERTIES LLC****
Public hearing to consider an after-the-fact permit to remedy code violation case (12CE00260) for alterations on two residential structures (north “rear house” and

south “front house”) including: replacement of windows and construction of new exterior stairs at the front unit, and replacement of windows, construction of new exterior stairs, new exterior stucco coating on a brick fireplace, and conversion of a garage into a bedroom on the rear unit. Improvements involved addition of 47 square feet to the legal non-conforming rear unit that, along with the front house, exceeds building site coverage limits for the property. A permit is included to allow parking within the front setback to count toward the amount of required parking. All work is located within 750 feet of known archaeological resources.

Project Location: 2545 15th Avenue, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15301 of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Phase One Historic Report \(LIB170073\)](#)

[Exhibit E - Colors and Materials](#)

OTHER MATTERS

ADJOURNMENT