

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, January 30, 2020

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: September 26, 2019, October 10, 2019, October 31, 2019, November 14, 2019 and December 5, 2019.

Attachments: [Minutes Packet - Agenda Item No. 1](#)

9:30 A.M. - SCHEDULED ITEMS

2. **PLN180360 - AMATYA**

Public hearing to consider the construction of a single-family dwelling with an attached two-car garage (approximately 3,397 square feet) on slopes in excess of 30% and the removal of one landmark Monterey Pine tree.

Project Location: 24723 Handley Drive, Carmel, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15303 (a) of the CEQA Guidelines

Attachments: [Staff Report](#)
[Exhibit A – Project Data Sheet](#)
[Exhibit B – Draft Resolution](#)
[Exhibit C – Vicinity Map](#)
[Exhibit D – LUAC Minutes](#)
[Exhibit E – Forest Management Plan](#)

3.

PLN190005 - SHEN JIANJUN & WANG SHUHUA

Public hearing to consider the demolition of an existing 5,386 square foot single-family dwelling with an attached garage, and construction of a 7,440 square foot two-story single-family dwelling inclusive of a 789 square foot attached three-car garage, and construction of a 1,115 square foot detached Accessory Dwelling Unit inclusive of an attached 265 square foot one-car garage.

Project Location: 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Categorically Exempt Per Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A – Project Data Sheet](#)

[Exhibit B – Discussion](#)

[Exhibit C – Draft Resolution](#)

[Exhibit D – Vicinity Map](#)

[Exhibit E – Tree Assessment](#)

[Exhibit F – Historic Assessment](#)

4.

PLN180337 - OCHO WEST CA LLC

Public hearing to consider the construction of an approximately 6,800 square foot two-story single family with an attached three-car garage and construction of an approximately 800 square foot detached accessory dwelling unit.

Project Location: 12 Rancho San Carlos Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Attachment A - Detailed Discussion](#)

[Attachment B - Draft Resolution](#)

[Attachment C - Vicinity Map](#)

[Attachment D - LUAC Minutes](#)

[Attachment E - Initial Study Mitigated Negative Declaration](#)

[Attachment F - Biological Report](#)

[Attachment G - Fuel Management Plan](#)

[Attachment H - Project Data Sheet](#)

OTHER MATTERS

ADJOURNMENT