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, April 29, 2021

9:30 AM

Monterey County Zoning Administrator

John M. Dugan, 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.

IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE ZONING ADMINISTRATOR MEETING

Monterey County Zoning Administrator will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended.

To participate in this Monterey County Zoning Administrator meeting, the public are invited to observe and address the Administrator telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:
https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09
Password: 366508

Participate via Phone: 1-669-900-6833; when prompted enter Meeting ID Access Code: 945 8865 7368
Public Participation Instructions:
The meeting will be conducted via teleconference using the Microsoft Zoom program, and Zoning Administrator will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the following link:
https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 password 366508, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 945 8865 7368. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.
1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Resource Management Agency at zahearingcomments@co.monterey.ca.us by 2:00 p.m. on the Wednesday prior to the Zoning Administration meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Commission and will be placed in the record.
2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

a. When the Administrator calls for public comment on an agenda item, the Secretary of the Commission or his or her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only.
b. If speakers or other members of the public have documents they wish to distribute to the Administrator for an agenda item, they are encouraged to submit such documents by 2:00 p.m. on Tuesday before the meeting to: zahearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line.
c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on Wednesday before the meeting at zahearingcomments@co.monterey.ca.us. (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the meeting.)
d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Clerk of the Administrator at zahearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.
3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the meeting at zahearingcomments@co.monterey.ca.us. The Zoning Administrator date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to zahearingcomments@co.monterey.ca.us. The request should be made no later than noon on the Tuesday prior to the Administrator meeting in order to provide time for County to address the request.
5. The Administrator and/or Clerk may set reasonable rules as needed to conduct the meeting in an orderly manner.

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.

AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE EL ADMINISTRADOR DE ZONIFICACIÓN (THE ZONING ADMINISTRATOR)
La reunión de Administrador de Zonificación (The Zoning Administrator) del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka "Quedate en Casa") emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta reunión de el Administrador de Zonificación del Condado de Monterey, él público están invitados a observar y hacer frente a el Administrador de Zonificacion telefónicamente o por vía electrónica. Las instrucciones para la participación pública están a continuación:

Instrucciones de participación pública:
La reunión se llevará a cabo por teleconferencia utilizando el programa Microsoft Zoom, y el Administrador de Zonificación asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:
https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 Contraseña 366508, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 945 8865 7368. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.
1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le es sumamente recomendable que envie sus comentarios
por escrito por correo electrónico a la Agencia de Administración de Recursos del Condado (Resource Management Agency) a zahearingcomments@co.monterey.ca.us antes de las 2:00 P. M. el Miércoles antes de la reunión del Administrador de Zonificación. Para ayudar al personal del Condado a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de la agenda en la línea de asunto. Comentarios recibidos en la fecha limite del Miercoles a las 2 P.M, serán

distribuidos a el Administrador de Zonificación y serán colocados en el registro.
2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:
a. Cuando el Administrador de Zonificación solicite comentarios públicos sobre un tema de la agenda, el Administrador o su designado, primero determinará quién quiere testificar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los oradores (speakers) y activará la bocina para el orador, uno a la vez. Todo orador, incluyendo el aplicante del projecto, serán transmitidos por audio en altavoz solamente.
b. Si los oradores u otros miembros del público tienen documentos que desean distribuir a el Administrador de Zonificación (The Zoning Administrator) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: zahearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto.
c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a zahearingcomments@co.monterey.ca.us [Si se presenta después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión del Administrador de Zonificación].
d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Secretario del Administrador de Zonificación a zahearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público sobre un tema de la agenda, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.
3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Administrador de Zonificación en zahearingcomments@co.monterey.ca.us La fecha del Administrador de Zonificación y el "comentario general" deben indicarse en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.
4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a zahearingcomments@co.monterey.ca.us . La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la reunión del Administrador de Zonificación para dar tiempo al Condado para que atienda la solicitud .

5. El Administrador pueden establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

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

John M. Dugan, 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. **PLN200192 - SCHWARTZ MAL**

Public hearing to consider the remodel of an existing single-family home, with a 531 square foot studio addition, new 447 square foot 2-car carport, cedar fence, and after-the fact design approval to paint the single-family residence a white "swiss coffee," refinish the chimney with a Carmel Stone and add a metal flue cap.
Project Location: 24980 Outlook Drive, Carmel, Carmel Valley Master Plan
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: Staff Report

2. **PLN200098 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (COASTLANDS RETAINING WALL)**

Public hearing to consider construction of a 100 linear foot soldier pile wall, an increase in shoulder width to 4 feet, replacement of an existing culvert, and development on slopes exceeding 30 percent and within the Big Sur critical viewshed.
Project Location: Post-Mile Marker 44.45, State Route 1 (Highway 1), Big Sur Coast Land Use Plan, Coastal Zone.
Proposed CEQA Action: Categorical exemption pursuant to Section 15301 of the CEQA Guidelines.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Big Sur LUAC Minutes, January 12, 2021
Exhibit D - Caltrans CEQA Determination, January 12, 2020

3. **PLN200100 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (LITTLE SUR RETAINING WALL)**

Public hearing to consider construction of a 200 linear foot below-grade retaining wall and development within the Big Sur critical viewshed.

Project Location: State Route 1 (Highway 1), between Post-Mile Markers 55.7 - 55.9, Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA action: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Big Sur Land Use Advisory Committee Minutes, January 12, 2021
Exhibit D - Caltrans CEQA Determination, February 12, 2020

4. **PLN200171 - NATURAL SELECTION FOODS LLC (ROADSIDE VENTURES LLC)**

Public hearing to consider approving a use permit to allow outdoor activities to include live music and selling of wine and beer at an existing business operating as Earthbound Farms.

Project Location: 7250 Carmel Valley Road, Carmel Valley Master Plan (APN 169-221-025-000)

Proposed CEQA action: Class 23 categorical exemption pursuant of CEQA Guidelines Section 15323 and none of the exceptions to the exemptions pursuant of CEQA Guidelines Section 15300.2 can be made.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Carmel Valley LUAC Minutes
Exhibit C - Traffic Report by Keith Higgins (LIB200198)
Exhibit D - Letter from Paul W. Moncrief
Exhibit E - Vicinity Map

5. **PLN190358 - Mazerik**

Public hearing to consider converting an existing 12-resident large residential care facility to a rest home having up to a maximum of 40 residents, structural additions to the existing residential care facility, an addition to the existing residential dwelling unit,

and a height increase of the water tower from 15 feet to 29 feet.
Project Location:15961 & 15963 Toro Hills Avenue, Salinas, Toro Area Plan
Proposed CEQA Action: Categorically Exempt per Section 15301 of the CEQA guidelines

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Discussion
Exhibit C - Draft Resolution
Exhibit D - Photographs of Property and Neighborhood
Exhibit E - Operational Plan, Songbird Care Homes
Exhibit F - Traffic Study for Songbird Care Homes Expansion
Exhibit G - Vicinity Map
Exhibit H - Toro LUAC Minutes January 11, 2021
Exhibit I - Toro LUAC Minutes July 27, 2020
Exhibit J - Support Letters

6. **PLN190377 ABUNDANT (Verizon)**
Public hearing to consider the installation of a wireless communications facility (WCF) consisting of a 70-foot high mono-eucalyptus faux tree, with associated equipment, including cabinets, diesel generator, retaining wall and fenced perimeter.
Proposed Location: 1031 North El Camino Real, Salinas
Proposed CEQA Action: Categorically Exempt per section 15303 of the CEQA Guidelines

Attachments: Staff Report
Exhibit A – Draft Resolution
Exhibit B – Vicinity Map
Exhibit C – Coverage Map
Exhibit D – Radio Frequency Study
Exhibit E – Photo Simulations
Exhibit F – Alternative Sites Analysis
Exhibit G – North County LUAC Minutes

7. **PLN190030-AMD1 - SKEEN & CHANG**
Public hearing to consider approval of a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN060735), modified by PLN110448, PLN150766, and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates, and master bedroom windows and doors; addition of an approximately 255 square foot terrace, 250 square foot patio, 65 square foot balcony, and outdoor spa; relocation of outdoor firepit; removal of one (1) light well; replacement of master bath

window with double doors; interior floor plan changes; and other minor exterior improvements. Materials and colors, and associated grading of 1,130 cubic yards of cut to remain as previously approved.
Project Location: 26327 Scenic Road, Carmel, Carmel Land Use Plan
Proposed CEQA Action: Previously adopted Mitigated Negative Declaration

Attachments: Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Vicinty Map
Exhibit D - Carmel-Carmel Highlands LUAC Minutes (April 5, 2021)
Exhibit E - Written Objections, County Response, and Applicant Response
Exhibit F - Previously Adopted Mitigated Negative Declaration
Exhibit G - Board of Supervisors Resolution No. 08-251 (PLN060735)
Exhibit H - RMA- Director of Planning Resolution No. 16-080 (PLN150766)

OTHER MATTERS

ADJOURNMENT