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, July 29, 2021

9:30 AM

Monterey County Zoning Administrator

John M. Dugan, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

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

Based on guidance from the California Department of Public Health and the California Governor's Office, in order to minimize the spread of the COVID 19 virus, please do the following:

1. While the Board chambers remain open, you are strongly encouraged to observe and address the Administrator telephonically or electronically. Instructions for public participation are below:

If you attend the Zoning Administrator meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals.

2. If you choose not to attend the Zoning Administrator meeting but desire to make general public comment, or comment on a specific item on the agenda, you may do so in three ways:

a. Submit your comment via email by 2:00 p.m. on the Tuesday prior to the Zoning Administrator meeting. Please submit your comment to the Zoning Administrator Clerk at ZAHearingComments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Zoning Administrator meeting.

b. If you are watching the live stream of the Zoning Administrator meeting, you may submit your comment, limited to 250 words or less, to the Zoning Administrator Clerk at ZAHearingComments@co.monterey.ca.us. General public comment must be received during the General Public Comment item on the agenda, and comments on specific agenda items must be received as it is being heard. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after an agenda item will be made part of the record if received prior to the end of the meeting.

c. You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 OR to participate by phone call any of these numbers below:

+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**

+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number: 945 8865 7368 when prompted and the Password: 366508 when prompted. Please note there is no Participant Code, you will just hit # again after the recording prompts you.

You will be placed in the meeting as an attendee; when you are ready to make a public comment if joined by computer audio please Raise your Hand; and by phone please push *9 on your keypad.

La acción recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Esa recomendación no limita las acciones alternativas de la Comisión de Planificación en ningún asunto que tenga ante sí.

Aviso importante sobre COVID 19

Basado en la guía del Departamento de Salud Pública de California y la Oficina del Gobernador de California, para minimizar la propagación del virus COVID 19, haga lo siguiente:

1. Mientras las cámaras de la Junta permanecen abiertas, le recomendamos que observe la transmisión en vivo de las reuniones del administrador de zonificación en https://monterey.legistar.com/Calendar.aspx

Si asiste a la reunión del administrador de zonificación en persona, deberá mantener un distanciamiento social apropiado, es decir, mantener una distancia de 6 pies entre usted y otras personas.

2. Si elige no asistir a la reunión del administrador de zonificación pero desea hacer un comentario público general o comentar un tema específico de la agenda, puede hacerlo de tres maneras:

a. envíe su comentario por correo electrónico antes de las 2:00 p.m. el martes anterior a la reunión. Envíe su comentario al Secretario de la administración a ZAHearingComments@co.monterey.ca.us. En un esfuerzo por ayudar al Secretario a identificar el articulo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (es decir, la agenda del administrador de zonificación) y el número de articulo (es decir, el articulo No. 10). Su comentario se colocará en el registro en la reunión de la comisión.

b. Si está viendo la transmisión en vivo de la reunión de la Junta, puede enviar su comentario, limitado a 250 palabras o menos, al Secretario de la comisión en ZAHearingComments@co.monterey.ca.us. Los comentarios del público en general deben recibirse durante la sección de Comentarios del público general en la agenda, y los comentarios sobre los

elementos específicos de la agenda deben recibirse mientras se escuchan. En un esfuerzo por ayudar al Secretario a identificar el articulo de la agenda relacionado con su comentario público, indique en la línea de asunto, el cuerpo de la reunión (por ejemplo, la agenda del administrador de zonificación) y el número de articulo (por ejemplo, el articulo No. 10). Se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden ser que no se lean debido a limitaciones de tiempo. Los comentarios recibidos después de un articulo de la agenda serán parte del registro si se reciben antes del final de la reunión.

c. Puedes participar a través de ZOOM. Para participar en ZOOM, únase por audio de computadora en: https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09
O para participar por teléfono, llame a cualquiera de estos números a continuación:

+ **1 669 900 6833 EE. UU. (San José)**
+ **1346248 7799 EE. UU. (Houston)**
+ **1312626 6799 EE. UU. (Chicago)**
+ **1929205 6099 EE. UU. (Nueva York)**
+ **1 253 215 8782 EE. UU.**
+ **1301715 8592 EE. UU.**

Ingrese este número de ID de reunión: 945 8865 7368 cuando se le solicite y contraseña: 366508. Tenga en cuenta que no hay un Código de participante, simplemente presionará # nuevamente después de que la grabación lo solicite.

Se lo colocará en la reunión como asistente; cuando esté listo para hacer un comentario público si se une al audio de la computadora, levante la mano; y por teléfono presione * 9 en su teclado.

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. **PLN180428 - O P MURPHY PRODUCE CO INC AND GILL DAVID L & SUSAN TRS ET AL**

Public hearing to consider a Lot Line Adjustment between two legal lots of record and a Variance on the resulting Lot 1.

Project Location: 31450 Highway 101, Gonzalez

Proposed CEQA Action: Categorically exempt per Section 15305 of the CEQA Guidelines

Attachments: Staff Report
Exhibit A - Project Data Sheet
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Agricultural Advisory Committee minutes - December 5

2. **PLN200051 - ALLEN**

Public hearing to consider a Combined Development Permit to allow the partial demolition and remodel of the existing single-family dwelling, including conversion of an existing 559 square foot attached garage into habitable space and the addition of 964 square feet; construction of a 1,754 square foot detached garage, a 262 square foot office, and a 3,234 square foot storage basement; and development within 750 feet of known archaeological resources.

Project Location: 1155 Sombria Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Find the project Categorically Exempt per Sections

15301 and 15303 of the CEQA Guidelines.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C - Del Monte Forest LUAC Minutes, November 5, 2020

OTHER MATTERS

ADJOURNMENT