

**MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, APRIL 14, 2016  
MINUTES**

**A. ROLL CALL – 9:31 a.m.**

Present: Jacqueline R. Onciano, Zoning Administrator  
Patrick Treffry, Environmental Health Bureau  
Michael Goetz, RMA-Public Works

Absent: Representative from Water Resources Agency

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES: March 31, 2016**

The Zoning Administrator accepted the minutes of March 31, 2016 with two corrections: Item no. 2 - Project Description should read *Design Approval to allow **the** construction of ...*; Item no. 4 Project Description consideration consists of 1) Coastal Administrative Permit and 2) Coastal Development Permit.

**D. SCHEDULED ITEMS:**

1. **9:30 A.M. – PACIFIC GAS & ELECTRIC CO. (MOSS LANDING SUBSTATION) – PLN150699**  
**Project Planner:** John Ford/David Mack. **Project Location:** 7251 HWY 1, Moss Landing. **Primary Parcel No:** 133-181-010-000. **Planning Area:** Moss Landing Community Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** CONTINUED FROM MARCH 31, 2016. Consider a Combined Development Permit consisting of the following: Coastal Administrative Permit for the removal of an existing 8,225-linear-foot chain-link fence and construction of a 5,460-linear-foot by 12-foot-tall precast concrete wall and 2,765-linear-foot by 10-foot-tall chain-link fence; and Coastal Development Permit for development on a site with a positive archaeological report.

Project Planner David Mack presented the project.

Public Comment: Christina Holstein, Applicant; Kathleen Cooney, TRC, Agent.

The Zoning Administrator rescinded the first decision rendered in order to be inclusive of the required environmental action of adopting the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and approved the project with the modification to condition number 7 and addition of condition number 33 (*Due to a numbering error of the conditions in the staff report, there are, in fact, 34 conditions*).

2. **9:30 A.M. – JAMES M AND Nanci ANNE TRS – PLN150778**  
**Project Planner:** Ashley Nakamura. **Project Location:** 17 Mile Drive, Pebble Beach.  
**Primary Parcel No:** 008-261-002-000. **Planning Area:** Del Monte Forest Land Use Plan. **Environmental Status:** Categorically Exempt. **Project Description:** Coastal Development Permit for development within 100 feet of environmentally sensitive habitat and a Design Approval for minor reductions and additions to an existing dwelling.

Project Planner Ashley Nakamura presented the project.

Public Comment: Mr. Stoker, Stoker Allaire, Agent.

The Zoning Administrator found the project to be categorically exempt per Section 15301(e)(1) of the CEQA guidelines and approved the project based on the evidence and findings, and subject to the conditions of approval.

3. **9:30 A.M. – CORTEZ PACIFIC LLC – PLN150544**  
**Project Planner:** Ashley Nakamura. **Project Location:** 3187 Cortez Road, Pebble Beach. **Primary Parcel No:** 008-341-046-000. **Planning Area:** Del Monte Forest Land Use Plan. **Environmental Status:** Categorically Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a single-family dwelling; 2) a Coastal Administrative Permit to allow a guesthouse; 3) a Coastal Development Permit to allow removal of 8 trees; and 4) a Design Approval.

Project Planner Ashley Nakamura presented the project.

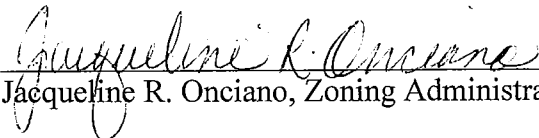
Public Comment: Tina Hannis-DeFreitas, Agent.

The Zoning Administrator found the project to be categorically exempt per Section 15303(a) of the CEQA guidelines and approved the project based on the findings and evidence, and subject to the conditions of approval.

**OTHER MATTERS: None**

**F. ADJOURNMENT – 10:14 a.m.**

Date Adopted: May 12, 2016

  
Jacqueline R. Onciano, Zoning Administrator

JRO/rh