



# **Monterey County**

## **Action Minutes - Draft**

### **Monterey County Zoning Administrator**

*Jacqueline R. Onciano, Zoning Administrator*

Monterey County Zoning  
Administrator  
Monterey County  
Government Center -  
Board of Supervisors  
Chamber  
168 W. Alisal St.  
Salinas, CA 93901

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Thursday, July 14, 2016

9:30 AM

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**Final - Revised/Supplemental Agenda - July 14, 2016 at 9:25 a.m.**

#### **9:30 A.M. – CALL TO ORDER**

The Zoning Administrator called the meeting to order at 9:50 a.m. and announced that the agenda had been revised to include an added Item #5 PLN150609/JAMKE, which had been inadvertently left off the agenda.

#### **ROLL CALL**

**Present:**

Jacqueline R. Onciano, Zoning Administrator  
Janna Faulk, Environmental Health Bureau  
Michael Goetz, RMA-Public Works

**Absent:**

Representative from Water Resources Agency

#### **PUBLIC COMMENTS**

There were no public comments.

#### **ACCEPTANCE OF MINUTES**

The June 23, 2016 Zoning Administrator Minutes were accepted and approved as submitted.

1. Acceptance of June 23, 2016 Zoning Administrator Minutes

**Attachments:**     [Draft June 23, 2016 Zoning Administrator Minutes](#)

#### **9:30 A.M. - SCHEDULED ITEMS**

2. **PLN150665 / Adrienne S. Herman TR**  
Public hearing to consider action on a Combined Development Permit for the demolition of a residence, construction of a residence, and removal of three

(3) protected trees.

**Proposed CEQA Action:** Categorically Exempt per Section 15303(a) of the CEQA Guidelines 24982 Valley Way, Carmel, Carmel Land Use Plan.

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Land Use Advisory Committee Minutes](#)

Project Planner Ashley Nakamura presented the project. She provided that a revision would be made to Condition No. 11 changing the required time frame in which to plant the replacement trees to "prior to Final Inspection."

RMA-Public Works' representative Michael Goetz added a condition to the project requiring the applicant to obtain an encroachment permit for removal and replacement of the existing fence and construction of a standard driveway.

The Zoning Administrator clarified that the replacement of the fence also requires a design approval.

Public: Chad Brown, Designer and Adrienne Herman, Applicant/Owner, agreed to the Conditions of Approval, including the added RMA-Public Works' condition and revision of Condition No. 11.

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 19 Conditions of Approval as amended.

**3. PLN140843/Daniel J. Keig TR**

Public hearing to consider action on a Combined Development Permit to reapprove plans associated with an expired permit (PLN040530) for construction of a single family dwelling including removal of 9 protected trees, and development within 750 feet of an archaeological resource.

**Proposed CEQA Action:** Categorically Exempt per Section 15303(a) of the CEQA Guidelines 100 Crest Road, Carmel, Carmel Land Use Plan

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vicinity Map](#)  
                              [Exhibit D - Land Use Advisory Committee Minutes](#)

Project Planner Ashley Nakamura presented the project.

Public: Anthony Lombardo, agent for the applicant, agreed to all the Conditions of Approval.

The Zoning Administrator found the project to be Categorically Exempt per Section 15303(A) of the CEQA Guidelines, and approved the Combined

Development Permit, based on the findings and evidence, and subject to the 27 Conditions of Approval.

4.

**PLN160110/BROSSEAU**

Public hearing to consider action on an Administrative Permit to allow transient use (short-term rental) of an existing single-family dwelling.

**Proposed CEQA Action:** Exempt from CEQA per Section 15301 (Class 1) of the CEQA Guidelines.

2856 Sloat Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Draft Resolution](#)  
                              [Exhibit B - Vicinity Map](#)  
                              [Exhibit C - Request for public hearing](#)  
                              [Exhibit D - Letter of Intent from Owner](#)

Project Planner Joe Sidor presented the project and advised that a public hearing on the item had been requested. Though Ms. Findeisen could not be present today, she had submitted a letter outlining objection to the project based on concerns about parking, trash, noise, and impact to the neighborhood's residential character. Project Planner Sidor provided that Conditions Nos. 9-12 addressed these neighborhood concerns.

Public: Kimberly Brosseau, AICP Planner and Agent, agreed to the Conditions of Approval.

The Zoning Administrator found the project to be Categorically Exempt per Section 15301 (Class 1) of the CEQA Guidelines, and approved the transient use (short-term rental) of the existing single-family dwelling, based on the findings and evidence, and subject to the 12 Conditions of Approval.

5.

**Jamke (Myrtakis) PLN150609**

Staff is requesting a Continuance on the Jamke (Myrtakis) request for a Use Permit to a date certain of July 28, 2016. Staff has recently received historic information and needs additional time to review and determine how it applies to the proposed project.

**Attachments:**     [Staff Report](#)

Project Planner Elizabeth Gonzales requested a continuance of the item to a date certain, July 28, 2016, with the Applicant's concurrence.

The Zoning Administrator confirmed that, though the Project was inadvertently removed from the agenda and only re-added to the revised agenda this morning, it had been properly advertised, posted, and 300-foot mail notice sent out for the meeting today.

Public: None.

The Zoning Administrator granted the continuance to a date certain, July 28, 2016.

**OTHER MATTERS**

None.

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 10:27 a.m.