



# 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

---

Thursday, August 11, 2016

9:30 AM

---

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-Planning and Building Services, Monterey County Government Center, 168 West Alisal Street, 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 Monterey County Resource Management Agency-Planning at (831) 755-5025.

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.

**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**

The Zoning Administrator called the meeting to order at 9:33 a.m.

**ROLL CALL**

Present:

Jacqueline R. Onciano, Zoning Administrator

Patrick Treffry, Environmental Health Bureau

Michael Goetz, RMA-Public Works (9:40 a.m. arrival)

Absent:

Representative from Water Resources Agency

**PUBLIC COMMENTS**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS, AND CORRECTIONS**

The Zoning Administrator Clerk stated that there were no agenda corrections, deletions, or proposed additions.

**ACCEPTANCE OF MINUTES**

1. Acceptance of July 28, 2016 Zoning Administrator Meeting Minutes.

**Attachments:**     [Draft Minutes 07-28-16](#)  
                              [Final ZA Minutes 072816](#)

The Zoning Administrator accepted the July 28, 2016 Zoning Administrator Meeting Minutes as presented.

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

2. **PLN150609 - JAMKE (MYRTAKIS)**  
Public hearing to consider action on a Use Permit to allow a guesthouse on the second floor of a previously permitted barn.  
**Proposed CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15301.  
22125 Parrott Ranch Road, Carmel Valley, Cachagua Area Plan.

**Attachments:**     [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[ZA Resolution 16-027](#)

Project Planner Elizabeth Gonzales presented the project and stated the applicant would remove the kitchen and use it as a guesthouse.

In response to a question from the Zoning Administrator whether Condition No. 7 was necessary, RMA-Public Works representative Michael Goetz stated that Conditions Nos. 6 and 7 should both be removed. Environmental Health representative Patrick Treffry stated the applicant would need to submit an application to Environmental Health to abandon the old water system and to construct a new system.

Public: John Moore, John Moore Design, applicant's representative, stated he was in the process of submitting the applications to Environmental Health.

The Zoning Administrator stated that Condition No. 2 would need to be revised to indicate five conditions.

The Zoning Administrator found the project to be Categorically Exempt per Section 15301 of the CEQA Guidelines and approved the use permit allowing a 600-square-foot guesthouse (project) based on the evidence and findings, and subject to the five (5) conditions of approval.

**3.                    PLN150266 - COUNTY OF MONTEREY (VICTORINE RANCH  
MUTUAL WATER COMPANY)**

Public hearing to consider action on a Combined Development Permit to allow the construction of two replacement wells and associated site improvements within 100 feet of environmentally sensitive habitat.

**Proposed CEQA Action:** Categorical Exemption per CEQA Guideline Section 15304(f)

21447 Highway 1, Carmel, Big Sur Coast Land Use Plan

**Attachments:**     [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - LUAC Minutes 11-10-15](#)  
[ZA Resolution 16-028](#)

Project Planner Elizabeth Gonzales presented the project and stated approval of the project was contingent upon obtaining the additional easement extension from the County Board of Supervisors. RMA Services Manager explained that a sequencing issue of the required two-level approval, brought this item first to the Zoning Administrator for approval.

The Zoning Administrator instructed that Condition No. 5 be modified by

adding the following sentence before the last sentence: If the Board of Supervisors does not approve the amendment, this Combined Development Permit is voided.

Public: Anthony Lombardo. Applicant's representative, stated that the old well is still operational, but production is declining. Both wells will operate until the old well is no longer viable; at such time, the old well will be properly abandoned.

The Zoning Administrator found the project to be Categorically Exempt per Section 15304(f) of the CEQA Guidelines and approved the project based on the evidence and findings, and subject to the ten conditions of approval.

### **OTHER MATTERS**

None.

### **ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 9:57 a.m.