



Monterey County

Action Minutes Monterey County Zoning Administrator

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

Thursday, January 26, 2017

9:30 AM

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

Present:

Mike Novo – Zoning Administrator

Michael Goetz, RMA-Public Works

Nicole Fowler – Environmental Health Bureau

Jennifer Bodensteiner – Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Melissa McDougal informed the Zoning Administrator that there were no agenda additions, deletions or corrections.

ACCEPTANCE OF MINUTES

The Zoning Administrator accepted the October 27, 2016 Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the December 8, 2016 Zoning Administrator Meeting Minutes.

1. Acceptance of the October 27, 2016 Zoning Administrator Meeting Minutes.

Attachments: [Draft October 27, 2016 ZA Meeting Minutes](#)

2. Acceptance of the December 8, 2016 Zoning Administrator Meeting Minutes.

Attachments: [Draft December 8, 2016 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

3.

PLN160076 - Heiser

Public hearing to consider action on a Combined Development Permit to construct a new single family dwelling and remove six native trees.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a).

(1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan)

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Site Plan, Floor Plan, Elevations and Vicinity Map](#)

[Exhibit C - Forest Management Plan \(Tree Resource Assessment Report\)](#)

[Exhibit D- Del Monte Forest Land Use Advisory Committee Minutes](#)

[Hearing Submittal](#)

Project Planner Mr. Craig Spencer presented the project. Planning Manager Jacqueline Onciano also spoke on the project.

Public Comment: Tony Lombardo, applicant representative, and Braden Sterling, project architect.

Decision: The Zoning Administrator directed staff to come back with a resolution of approval and to investigate the following items in discussions with the applicant: moving the house back away from the Cypress Tree, moving the garage doors without exterior parking encroaching in the area needed to meet Fire Department requirements, and the possibility of moving the terraces back in order to protect as much of the forest ground. The Zoning Administrator continued the hearing to February 23, 2017.

4.

PLN160327 - HOLLOMAN

Public hearing to consider an After-the-fact Combined Development Permit to clear Code Enforcement Case (CE040101) for a single family dwelling with a deck and retaining walls that was constructed without permits. A new septic system and surface diversion water system is proposed with this permit.

Proposed CEQA Action: Categorical Exemption

Project Location: 53985 Highway 1, Big Sur, Big Sur Coast Land Use Plan.

Attachments:

[Staff Report](#)

[EXHIBIT A- Project Data Sheet](#)

[EXHIBIT B- Discussion](#)

[EXHIBIT C- Draft Resolution](#)

[EXHIBIT D- LUAC Minutes](#)

[EXHIBIT E- Vicinity Map](#)

Ms. Liz Gonzales presented the project.

Public Comment: Tina Hannas-De Freitas, applicant representative.

Decision: The Zoning Administrator found the project Categorically Exempt per section 15301 of the CEQA Guidelines and approved an After-the-fact Combined Development Permit to clear Code Enforcement Case (CE040101).

OTHER MATTERS

None

ADJOURNMENT

11:02 a.m.

ZONING ADMINISTRATOR ADDENDUM

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Melissa McDougal
Zoning Administrator Clerk

APPROVED ON _____