



# 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

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Thursday, March 23, 2017

9:30 AM

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**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

**Absent:**

Representative for Environmental Health Bureau

Representative for 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 February 23, 2017 Zoning Administrator Meeting Minutes with change.

The Zoning Administrator accepted the March 2, 2017 Zoning Administrator Meeting Minutes.

- 1** Acceptance of the February 23, 2017 Zoning Administrator Meeting Minutes.

**Attachments:**     [Draft February 23, 2017 ZA Meeting Minutes](#)  
                                 [Final February 23, 2017 ZA Meeting Minutes](#)

- 2** Acceptance of the March 2, 2017 Zoning Administrator Meeting Minutes.

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**Attachments:**     [Draft March 2, 2017 ZA Meeting Minutes](#)  
                                 [Final March 2, 2017 ZA Meeting Minutes](#)

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

- 3**                      **PLN140223 - SLAMA**  
Request to continue a noticed public hearing to consider action on a Combined Development Permit to allow establishment of a mini storage facility, conversion of existing second story offices to residential units, and creation of a small water system.  
**Project Location:** 14 Spreckels Lane, Salinas, Greater Salinas Area Plan & Toro Area Plan  
**Proposed CEQA Action:** Negative Declaration  
  
**Attachments:**       Staff Report  
  
**Chief of Planning Jacqueline R. Onciano presented the request to refer this matter to the Planning Commission.**  
  
**Public Comment: None**  
  
**Decision: The Zoning Administrator referred the project under file PLN140223 – Slama to the Planning Commission.**
- 4**                      **PLN160769 - AUSONIO APARTMENTS, LP.**  
Public hearing to consider a Design Approval to allow construction of an 18-unit apartment project.  
**Project Location:** 11299 Haight Street, Castroville, North County Area Plan, Castroville Community Plan  
**Proposed CEQA Action:** Statutorily Exempt per CEQA Guidelines Section 15194  
  
**Attachments:**     [Staff Report](#)  
                                 [Exhibit A - Draft Resolution](#)  
                                 [Exhibit B - Vicinity Map](#)  
                                 [Exhibit C - Proposed Colors](#)  
                                 [Exhibit D - Project Data Sheet](#)  
  
**Project Planner Bob Schubert presented the project.**  
  
**Public Comment: Mog Cabatu, Agent**  
  
**Decision: The Zoning Administrator found the project Statutorily Exempt per CEQA Section 15194 and approved the Design Approval to allow the construction of an 18-unit apartment project with the recommended changes.**
- 5**                      **PLN160710 - KA RESIDENTAL, LLC**  
Consider a Coastal Administrative Permit and Design Approval for a remodel and addition to an existing one-story single family dwelling

**Project Location:** 1564 Deer Path Lane, Pebble Beach, Del Monte Forest  
Land Use Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15301c (e) of the  
CEQA Guidelines

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Draft Resolution](#)  
                              [Exhibit C - Vininity Map](#)  
                              [Exhibit D - Photos by Concerned Citizen](#)  
                              [Exhibit E - Photos by Code Enforcement](#)

**Project Planner** Son Pham-Gallardo and Jacqueline R. Onciano presented the  
project and a revised resolution.

**Public Comment:** Mark Abrahams, Applicant

**Decision:** The Zoning Administrator found the project Categorically Exempt per  
CEQA Section 15301(e) and approved the Coastal Administrative Permit and  
Design Approval with recommended changes, including a new condition to  
require a Notice on the deed.

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**PLN160590 - BJ-CR, INC**

Public hearing to consider a follow-up Coastal Development Permit to restore  
approximately 7.7 acres of a 52-acre parcel located within 100 feet of  
Environmentally Sensitive Habitat (ESHA) to clear Code Enforcement case  
(15CE00187).

**Project Location:** 967 Salinas Road, Royal Oaks, North County Land Use  
Plan

**Proposed CEQA Action:** Categorically Exempt Section 15308 of the CEQA  
Guidelines

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Discussion](#)  
                              [Exhibit B - Resolution](#)

**Project Planner** Liz Gonzales presented the project.

**Public Comment:** Rich Uto, agent; Charles Leider, applicant.

**Decision:** The Zoning Administrator found the project Categorically Exempt per  
CEQA Section 15308 and approved the Coastal Development Permit with the  
recommended changes, including a change to condition 4.

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**PLN160839 - PEBBLE BEACH COMPANY (ON BEHALF OF ALLEN)**

Public hearing to consider an after-the-fact permit for unpermitted removal of  
12 Monterey pine trees by Charles and Dorothy Allen on Pebble Beach  
Company property (Code Enforcement case: 16CE00350)

**Project Location:** Aguajito Road at Highway 1, Carmel, Greater Monterey

Peninsula Area Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15307 of the CEQA Guidelines

**Attachments:**    [Staff Report](#)  
                              [Exhibit A - Resolution](#)  
                              [Exhibit B - Biological Assessment and Restoration Plan](#)

Project Planner Liz Gonzales presented the project.

Public Comment: Cheryl Burrell, Pebble Beach Co.; Charles and Dorothy Allen, Applicant

Decision: The Zoning Administrator found the project Categorically Exempt per CEQA Section 15307 and approved the after-the-fact Use Permit with recommended changes.

### **OTHER MATTERS**

None

### **ADJOURNMENT**

10:52 a.m.

**APPROVED:**

\_\_\_\_\_  
**Mike Novo, Zoning Administrator**

**ATTEST:**

BY: \_\_\_\_\_  
**Melissa McDougal, Zoning Administrator Clerk**

**APPROVED ON** \_\_\_\_\_