



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, March 23, 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

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 one 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.

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](#)
 [Resolution 17-018 - PLN160769](#)
 [Revised Resolution 17-018 - PLN160769](#)

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.

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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](#)

[Resolution 17-019 - PLN160710](#)

Project Planner Son Pham-Gallardo and Chief of Planning 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.

6

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](#)

[Resolution 17-020 - PLN160590](#)

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.

7

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](#)
[Hearing Submittal](#)
[Resolution 17-021 - PLN160839](#)

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 MAY 25 2017