



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, April 27, 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

Patrick Treffry – Environmental Health Bureau

Michael Goetz – Public Works

Absent:

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.

9:30 A.M. - SCHEDULED ITEMS

1

PLN160700 - NELSON (Continued from April 13, 2017)

Public hearing to consider a Coastal Development Permit and Design Approval modifying a previously approved single family dwelling and associated landscape design to include two new additions totaling 468 square feet; a 275 square foot addition to a previously approved pavilion; new stone veneer retaining walls at the guest parking area and the east terrace (all located on the inland side of the approved home, away from the coastal bluff); and a revision to condition number 8 of the original approval (PLN120412) changing the required slope/bluff protection construction from rock/rip-rap to a retaining wall within 50 feet of the Coastal bluff.

Project Location: 29922 Spindrift Road, Carmel Highlands, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Addendum to a previously adopted Mitigated

Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Addendum](#)
 [Exhibit D - Previously adopted Mitigated Negative Declaration](#)
 [Exhibit E - Geotechnical Letter](#)
 [Exhibit F - Zoning Administrator Resolution No. 13-004](#)
 [Exhibit G - Vicinity Map](#)
 [Resolution 17-027 - PLN160700](#)

Project Planner Rudy Luquin and RMA Manager Brandon Swanson presented the project.

Public Comment: David Martin, Agent

Decision: The Zoning Administrator considered an addendum together with the previously adopted Mitigated Negative Declaration and approved the Coastal Development Permit and Design Approval with the changes to the findings and evidence identified by the Zoning Administrator.

2

PLN160348 - BLACK CROW LLC (MOORE)

Public hearing to consider action to allow the demolition of a one-story single-family dwelling and the construction of a one-story single-family dwelling with an attached two-car garage.

Project Location: 2874 Pradera Road, Carmel Meadows, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorically Exempt per Section 15302 of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Public Hearing Request](#)
 [Exhibit E - Rhodes \(Agent\) Letter, dated March 28, 2017](#)
 [Hearing Submittal](#)
 [Resolution 17-026 - PLN160348](#)

Project Planner Joe Sidor and RMA Manager Brandon Swanson presented the project and recommended changes to the resolution. Karen Riley, RMA, answered questions about drainage in the area.

Public Comment: Richard Rhodes, Agent

Decision: The Zoning Administrator found the project Categorically Exempt

pursuant to Section 15302 of the CEQA Guidelines and approved the Coastal Administrative Permit and Design Approval with the recommended changes, including flexibility to construct a clear wall along the deck, at the property owner's discretion.

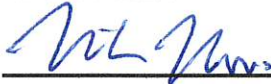
OTHER MATTERS

None

ADJOURNMENT

10:16 a.m.

APPROVED:



Mike Novo, Zoning Administrator

ATTEST:



BY:

Melissa McDougal, Zoning Administrator Clerk

APPROVED ON JUN 29 2017