



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, August 10, 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

Chad Alinio – Public Works

Absent:

Representative for Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Yolanda Maciel informed the Zoning Administrator that a Memorandum was provided by Staff for agenda item no. 4, project PLN170281 – Deng.

ACCEPTANCE OF MINUTES

No minutes to be approved.

9:30 A.M. SCHEDULED ITEMS

1. **PLN150732 - KAISER (VERIZON WIRELESS)**
Public hearing to consider action on the establishment of a wireless communication facility with a 55 foot tall mono-eucalyptus wireless communications pole and the relocation of an 8-inch oak tree.
Project Location: 457 Carpenteria Road, Aromas
Proposed CEQA action: Exempt per 15303

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - North County LUAC Minutes](#)
 [Exhibit E - Proposed Base Station Radio Frequency Compliance Report](#)
 [Exhibit F - Site Coverage Justification](#)
 [Exhibit G - Alternative Site Analysis](#)
 [Exhibit H - Photosimulations](#)
 [Exhibit I - Vicinity Map](#)

Project presented by Planner, Anna Quenga.

Public Works representative, Chad Alinio arrived 9:34 am

Public Comment: Matt Norton, Applicant's agent

Craig Pearson

Gavin Johnson

Aaron Street

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA guidelines and approved a Use Permit and tree removal permit for wireless communication facility, with changes to the evidence for Findings 1 and 6, non-substantive typos in the evidence, and a new Environmental Health condition.

2. PLN160258 - DRISCOLL STRAWBERRY ASSOCIATES INC.

Public hearing to consider action on establishment of a research and development breeding facility consisting of an agricultural support facility, greenhouses, and screenhouses.

Project Location: 1790 San Juan Road, Aromas, North County Area Plan

Proposed CEQA action: Categorically Exempt per Section 15301 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Draft Agricultural Advisory Committee Minutes](#)
 [Exhibit D - Vicinity Map](#)

Project presented by Planner Anna Quenga.

Public Comment: Charles Eadie, Applicant's agent and Kate Smith, Driscoll's

Decision: The Zoning Administrator found the project categorically exempt per section 15301 of the CEQA guidelines and approved a Combined Development permit for an agricultural facility, with changes to the evidence for Finding 1, non-substantive changes to the resolution, and additional language for Condition 7.

3.

PLN170394 - BARTH GERALD R & JOYCE L TRS

Public hearing to consider an “after-the-fact” permit to allow two required parking spaces be uncovered and located partially within the front yard setback (existing driveway).

Project Location: 326 Kelton Drive, Salinas

Proposed CEQA Action: Categorically Exempt per section 15303 of the CEQA guidelines

Attachments:

[Staff Report](#)

[Exhibit A-Project Data Sheet](#)

[Exhibit B-Draft Resolution](#)

[Exhibit C-Photographs of Property and Neighborhood](#)

[Exhibit D-Applicant's Statement](#)

[Exhibit E-VICMAP](#)

Project presented by Planner Nadia Amador.

Public Comment: None

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA guidelines and approved a Use Permit with changes to the evidence for Finding 2.

4.

PLN170281 - DENG PETER X & CHARLOTTE L TRS

Public hearing to consider the partial demolition and remodel to add 668 square feet to an existing 1,412 square foot single family dwelling on a ridgeline and in the critical viewshed.

Project Location: 36248 Weston Ridge Road, Monterey, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15301(e)(1) of the CEQA Guidelines

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Big Sur Coast Land Use Advisory Committee \(LUAC\) Minutes](#)

[Hearing submittal](#)

Project presented by Planner Jaime Scott Guthrie, who also provided an errata memorandum.

Public Comment: Robert Carver, Applicant's architect

Decision: The Zoning Administrator found the project categorically exempt per section 15301(e)(1) and approved a Combined Development permit with the recommended edits from the memorandum, changes to the title and decision section to reflect a Coastal Development Permit for development in the critical viewshed, changes to the evidence for Finding 4, and the addition of conditions of approval to screen the site with landscaping and to require a lighting plan for protecting viewshed areas.

OTHER MATTERS

None.

ADJOURNMENT

10:36 AM

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____