



Monterey County

Action Minutes

Monterey County Zoning Administrator Agenda Item A

*Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

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

Thursday, December 14, 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 there was additional correspondence distributed on the dais for item No. 1 - PLN160815, and for item No. 2 - PLN170782.

ACCEPTANCE OF MINUTES

The Zoning Administrator accepted the October 12, 2017, and the November 9, 2017 Zoning Administrator meeting minutes.

Acceptance of the October 12, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft Oct 12, 2017 ZA Meeting Minutes](#)

Acceptance of the November 9, 2017 Zoning Administrator Meeting Minutes.

Attachments: [Draft Nov 9, 2017 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

PLN160815 - ANTHONY G DAVI JR.

Public hearing to consider construction of a 3,770 square foot three level single family dwelling with roof deck, car and entry porch.

Project Location: 4033 Los Altos Drive, Pebble Beach, Del Monte Forest Land Use Plan

CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - LUAC Minutes](#)

[Exhibit E - Fremont Bank letter date October 25, 2017](#)

The project was presented by Planner Liz Gonzales. Michael Goetz stated that the project is subject to the applicable traffic impact fees.

Public Comment: Eric Miller, Architect

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved the Coastal Administrative Permit and Design Approval with changes adding grading amount to the project description, adding conditions for height certification and traffic impact fees, and changes to the resolution, evidences d and h of Finding 1, and non-substantive changes to the resolution.

PLN170782 - PAUL H. FLORES AND LINDA S. TRUST

Public hearing to consider the demolition and rebuild of a one-story single-family dwelling with an attached garage, attached accessory dwelling unit and detached pool cabana.

Project Location: 564 Monhollan Rd, Carmel

Proposed CEQA Action: Categorically Exempt per Section 15303(a) of the CEQA guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Arborist Letter dated October 24, 2017](#)
 [Exhibit E - Greater Monterey Peninsula LUAC Minutes](#)
 [Exhibit F - Planning Commission Resolution No. 16-007](#)
 [Exhibit G - Board of Supervisors Resolution No. 15-111](#)
 [Exhibit H - MPWMD Water Distribution System Permit](#)

The project was presented by Chief of Planning, Jacqueline Onciano. Michael Goetz stated that the project is subject to the applicable traffic impact fees.

Public Comment: Darren Davis, Designer; Sam Ezekiel, David Beach, Thomas Williams

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Design Approval with non-substantive corrections to the resolution and added conditions relating to the traffic fee, a well extraction limit to 1.65 acre feet if the project is exempt from MPWMD requirements, and the standard hard rock well condition.

PLN160654 - GONZALEZ

Public hearing to consider an after-the-fact Administrative Permit to allow a second residential unit (manufactured home) and retaining walls. Related to Code Enforcement File No. CE090016.

Project Location: 900 Lewis Road, Royal Oaks, North County Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

The project was presented by Planner Joe Sidor.

Public Comment: Al Gonzales, Applicant; Ed Coffman

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved an Administrative Permit as recommended by Staff with correction to findings.

PLN140559 - GONZALEZ (VERIZON WIRELESS)

Public hearing to consider the installation of a 100 foot mono-pine wireless communications facility.

Project Location: 900 Lewis Road, Royal Oaks, North County Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - North County LUAC Minutes \(November 5, 2014\)](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Wireless Coverage Map](#)

The project was presented by Planner Joe Sidor.

Public Comment: Michelle Ellis, Complete Wireless Consulting

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved an Administrative Permit with added condition that states the building permit must be issued for the residential unit before the permit for the wireless facility is finale.

OTHER MATTERS

None.

ADJOURNMENT

11:11 A.M.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____