



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

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

Thursday, January 25, 2018

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

Jennifer Bodensteiner - Representative for Water Resources Agency (arrived at 9:36)

PUBLIC COMMENT

No comments were received from the public.

AGENDA, ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed items on the dais for agenda item 3, PLN170509 provided by Staff.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. **PLN170945 - PORGES** - Public hearing to consider the partial demolition and remodel of a single family dwelling. Proposed colors and materials include beige stucco, Carmel stone veneer accents, and dark bronze chimney and window frames.
Project Location: 3109 Hacienda Road, Pebble Beach, Greater Monterey Peninsula area
Proposed CEQA Action: Categorically Exempt pursuant to Section 15301

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Letter from neighbor requesting public hearing](#)

PLN170945 – PORGES

The project was presented by Craig Spencer, Planner, and Brandon Swanson, Planning Manager.

Public Comment: Tina Hannas, Bonnie Haye, and Dennis Wilson. Tina Hannas responded to public comment.

Decision: The Zoning Administrator found the project categorically exempt per section 15301 of the CEQA Guidelines and approved the Design Approval subject to conditions and changes to Finding 1 and Finding 4.

****Jennifer Bodensteiner arrived 9:36 am**

2.

PLN160825 - KEETON (AT&T Mobility)

Public hearing to consider replacement of an existing guyed tower and microwave antennas.

Project Location: East of the intersection of State Highway 1 and Kyle Perine Road, Big Sur (APN 419-201-005-000).

Proposed CEQA action: Categorically Exempt per Section 15302(c) of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Big Sur LUAC Minutes](#)
 [Exhibit D - Photo Simulations](#)
 [Exhibit E - Construction Management Plan](#)
 [Exhibit F - Vicinity Map](#)

PLN160825 – KEETON

The project was presented by Anna Quenga, Planner, and Brandon Swanson, Planning Manager.

Public Comment: Jeff Lienert

Decision: The Zoning Administrator found the project categorically exempt per section 15302(c) of the CEQA Guidelines and approved the Coastal Development Permit and Design Approval with changes to findings and modifying Condition 11 protecting any nesting birds within 300 feet from the proposed operation

3.

PLN170509 - MAYR AND VILLAFRANCA - Public hearing to consider a lot line adjustment between three legal lots of record with the following adjustments: from 1.007 acres (Parcel A) to 2.041 acres (Parcel 1); from 5.05 acres (Parcel B)

to 4.108 acres (Parcel 2); and from 5.84 acres (Parcel C) to 5.75 acres (Parcel 3) and the construction of a new well on existing Parcel C.

Project Location: 750 feet north of the intersection of Valle Pacifico Road and Joshua Drive, Salinas (APN 127-035-024-000; 127-035-025-000; 127-035-026-000).

Proposed CEQA action: Categorically Exempt per Sections 15303(d) and 15305(a) of the CEQA Guidelines.

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Vicinity Map](#)
 [Exhibit E - Parcel Map, Volume, Page 185 MS 75-223](#)
 [Exhibit F - Letter from neighbors dated September 22, 2017](#)
 [Exhibit G - Site Visit Photographs by County Staff](#)

PLN170509 – MAYR AND VILLAFRANCA

The project was presented by Planner Nadia Amador and Brandon Swanson, Planning Manager.

Public Comment: Anthony Villafranca, Gary Williams, John Gianelli, Brian Burkland, Lars Nigard, Robert Mayr, Dr. Todd Weather, Dave Lambert, Cheryl Lambert, Linda Mayr, Joseph Somoski. Robert Mayr responded to public comment.

Decision: The Zoning Administrator found the project categorically exempt per section 15305(a) of the CEQA Guidelines and approved the Lot Line Adjustment and Administrative Permit for a new well with changes to the findings and addition of a standard condition regarding wells drilled in fractured rock.

OTHER MATTERS

None

ADJOURNMENT

11:35 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____