



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, March 8, 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

Jennifer Bodensteiner – Water Resources Agency

Michael Goetz – Public Works

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

No additions, deletions and corrections.

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

1.

PLN170598 - JENSEN

Request to continue a noticed public hearing to consider a variance to allow a reduction of the front setback from 50 feet to 20 feet for the construction of a detached barn.

Project Location: 3861 Balantree Lane, Aromas, North County Planning Area

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

Attachments: [Staff Report](#)

PLN170598 - JENSEN

A request for continuance was presented by Planner Cheryl Ku.

Public Comment: None.

Decision: The Zoning Administrator continued the hearing to a date uncertain.

2.

PLN170843 - SAUNDERS (GTE MOBILENET OF CA)

Public hearing to consider the installation of a wireless communications facility consisting of a 64-foot high monopole with nine (9) antennas, all associated transmission cables; outdoor cabinets, and fenced perimeter.

Proposed Location: 12320 Christensen Road, Salinas

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Coverage Maps](#)

[Exhibit C - Alternative Site Analysis](#)

[Exhibit D - Noise Analysis](#)

[Exhibit E - Radio Frequency Study](#)

[Exhibit F - Photo Simulations](#)

[Exhibit G - Alternative Designs Photo Simulations](#)

[Exhibit H - Vicinity Map](#)

PLN170843 – SAUNDERS (GTE MOBILENET OF CA)

The project was presented by Planner Cheryl Ku.

Public Comment: Michelle Ellis

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved a Use Permit with staff recommended corrections to conditions.

3.

PLN170076 - HIRSCHFIELD

Public hearing to consider a partial demolition and rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet.

Project Location: 1268 Cantera Court, Pebble Beach, Del Monte Forest Land Use Plan.

CEQA Action: Categorically Exempt per CEQA Sections 15303 (a) and 15304

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

PLN170076 – HIRSCHFIELD

The project was presented by Planner Liz Gonzales.

Public Comment: John Moore

Decision: The Zoning Administrator found the project categorically exempt per sections 15303(a) and 15304 of the CEQA Guidelines and approved a Combined Development Permit.

4.

PLN170540 - SANKARLINGAM

Public hearing to consider the removal of thirteen (13) Monterey pines and six (6) Coast live oaks and the construction of a two-story 3,300 square foot single family residence with attached two-car garage, retaining walls and a steel fence with gate.

Project Location: 2813 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area 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 - Tree Removal Spreadsheet from Tree Impact Assessment Report](#)

PLN170540 – SANKARLINGAM

The project was presented by Planner Nadia Amador.

Public Comment: Baron Hershberger

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and a Use Permit and Design Approval with removal of condition 5 and changes to conditions 7 and 12.

OTHER MATTERS

None.

ADJOURNMENT

10:18 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____