



Monterey County

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

Action Minutes

Monterey County Zoning Administrator

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

Thursday, February 22, 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
Jennifer Bodensteiner – Water Resources Agency

Absent:

Representative for Environmental Health Bureau
Representative for Public Works

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed items on the dais.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN170651 - BESHOFF**
Public hearing to consider an Amendment to a Coastal Development Permit (PLN050591) to allow substantial changes that would change the façade, driveway and walkways of the original project.
Project Location: 29300 Highway 1, Carmel, Carmel Area Land Use Plan.
CEQA Action: Addendum to a Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Zoning Administrator Resolution](#)
 [Exhibit E - Addendum to PLN170651](#)

PLN170651 – BESHOF

The project was presented by Planner Liz Gonzales.

Public Comment: Jon Erlandson

Decision: The Zoning Administrator considered an Addendum together with a previously adopted Mitigated Negative Declaration and approved the amendment to a Coastal Development Permit with revisions recommended by Staff and non-substantive changes to the resolution.

2.

PLN110247-AMD1 - MARTINEZ FAMILY TRUST

Public hearing to consider an Amendment to a previously approved permit (PLN110247) consisting of: After-the-fact modifications to the hardscape and increased impervious site coverage; after-the-fact conversion of an existing 567-square foot caretaker's unit into a wine cellar; all development to be done within 100 feet of environmentally sensitive habitat. The Amendment would also clear a code enforcement violation (17CE00449).

Project Location: 1631 Sonado Road, Pebble Beach

Proposed CEQA action: Section 15164 (Addendum to a Mitigated Negative Declaration)

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Discussion](#)
 [Exhibit C - Draft Resolution](#)
 [Exhibit D - Addendum](#)
 [Exhibit E - MND for PLN110247](#)
 [Exhibit F - Vicinity Map](#)
 [Exhibit G - Resolution 12-010 - PLN110247](#)
 [Exhibit H - Biological Report \(July 12, 2011\)](#)
 [Exhibit I - Updated Biological Report \(January 6, 2018\)](#)

PLN110247-AMD1 – MARTINEZ FAMILY TRUST

The project was presented by Planner Maira Blanco.

Public Comment: Ryan McNichol

Decision: The Zoning Administrator considered an Addendum together with a previously adopted Mitigated Negative Declaration and approved an

amendment to a previously approved Combined Development Permit, including recommended changes from Staff and modification to three conditions.

3.

PLN170198 - 1536 VENADERO LLC (PENN)

Public hearing to consider landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site, exceeding the 9,000 square feet impervious surface limit in the Pescadero Watershed, and adoption of a mitigated negative declaration and mitigation monitoring and reporting plan.

Project Location: 1536 Venadero Road, Pebble Beach

Proposed CEQA Action: Mitigated Negative Declaration

Attachments: [Staff Report](#)
[Exhibit A - Detailed Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Initial Study - Mitigated Negative Declaration \(MND\)](#)
[Exhibit D - Comments on the MND](#)
[Exhibit E - Del Monte Forest LUAC Minutes](#)
[Exhibit F - Phase II Historic Analysis](#)

PLN170198 – 1536 VENADERO LLC (PENN)

The project was presented by Planner Anna Quenga.

Public Comment: Sandra Dimas

Decision: The Zoning Administrator adopted the mitigated negative declaration and monitoring reporting plan, and adopt the resolution with changes to findings and conditions.

OTHER MATTERS

None

ADJOURNMENT

10:24 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____