



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 29, 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 (arrived 9:59 a.m.)

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed revised conditions provided by staff for PLN170718, agenda item 1.

ACCEPTANCE OF MINUTES

The Zoning Administrator accepted the Minutes for December 14, 2017 and January 11, 2018.

- A.** Acceptance of the December 14, 2017, Zoning Administrator Meeting minutes.

Attachments: [Draft Dec 14, 2017 ZA Meeting Minutes](#)

- B.** Acceptance of the January 11, 2018, Zoning Administrator Meeting minutes.

Attachments: [Draft Jan 11, 2018 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

- 1.** PLN170718 - AT&T SERVICES INC

Public hearing to consider an after-the-fact 725 square foot accessory dwelling unit and variance for exceeding the 15 foot height limit by 2 feet within 750 feet of known positive archaeological resources.

Project Location: 1557 Cypress Road, Pebble Beach, Del Monte Forest Land Use Plan

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Vicinity Map](#)
 [Exhibit D - Map of Del Monte Forest Indigenous Cypress Habitat](#)

PLN170718 – AT&T SERVICES INC.

The project was presented by Planner Jaime Guthrie Scott.

Public Comment: Christopher Burt.

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Combined Development Permit with changes to the resolution.

**** Michael Goetz arrived 9:59 a.m.**

2.

PLN170876 - WILSON

Public hearing to consider the construction of a one-story single-family dwelling with an attached garage.

Project Location: 1070 Trappers Trail, Greater Monterey Peninsula Area Plan

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Del Monte LUAC Minutes](#)
 [Exhibit D - Vicinity Map](#)

3.

PLN170723 - MOORE

Public hearing to consider the construction of a two-story single-family dwelling with an attached garage.

Project Location: 1026 Rodeo Road, Greater Monterey Peninsula Area Plan

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

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Del Monte LUAC Minutes](#)
 [Exhibit D - Vicinity Map](#)

PLN170876 – WILSON

The project was presented by Planner Son Pham-Gallardo, project planner.

Public Comment: John Moore

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved the Design Approval with changes recommended by Staff.

4.

PLN170237 - RHODES

Public hearing to consider 2,335 square feet of additions to a 1,433 square foot single family residence for a total of 3,768 square feet and the removal of six Monterey Pine trees, including one 33 inch landmark tree, three others of which are considered a hazard.

Project Location: 4175 Sunset Lane, 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](#)

PLN170237 – RHODES

The project was presented by Planner Liz Gonzales.

Public Comment: Daniel Rhodes

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

5.

PLN170534 - HAUSSERMANN

Public hearing to consider construction of a 2,350 square foot two-story single family dwelling with attached 252 square foot carport and removal of 5 Coast Live Oak Trees.

Project Location: 3128 Serra Avenue, Carmel, Carmel Area 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](#)

[Exhibit D - LUAC Minutes](#)

OTHER MATTERS

None.

ADJOURNMENT

10:52 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____