

## **Agenda Item D**

### **Monterey County**

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



### **Action Minutes - Final**

**Thursday, May 31, 2018**

**9:30 AM**

### **Monterey County Zoning Administrator**

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

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

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**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 Treffrey – Environmental Health Bureau**

**Chad Alinio – Public Works**

**Jennifer Bodensteiner – Water Resources Agency**

**PUBLIC COMMENT**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None.

**ACCEPTANCE OF MINUTES**

None.

**9:30 A.M. - SCHEDULED ITEMS**

1. **PLN160714 - CHEZ RONALD L**  
Public hearing to consider the construction of an 850 square foot accessory dwelling unit within 50 feet of a coastal bluff.  
**Project Location:** 36510 Highway 1, Monterey, Big Sur Coast Land Use Plan  
**Proposed CEQA Action:** Categorically exempt per Section 15303(a) of the CEQA Guidelines  
  
The project was presented by project planner Jaime Scott Guthrie.  
  
Public Comment: Eric Miller, Mike Weaver  
  
Note: The Zoning Administrator trailed this item to after the Wayland item.  
After returning to this agenda item, the Zoning Administrator took the following action:  
  
Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Combined Development Permit after adding the Big Sur LUAC decision to Finding 1 Evidence E and a standard lighting condition.
2. **PLN170538 - PEBBLE BEACH COMPANY**

Public hearing to consider the construction of an 18-space surface parking lot and removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress).

**Project Location:** 1491 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA action:** Categorically Exempt per Section 15311(b) of the CEQA Guidelines

**The project was presented by project planner Son Pham-Gallardo.**

**Public Comment: Cheryl Burrell, Robert Abbott**

**Decision: The Zoning Administrator adopted the Mitigated Negative Declaration, mitigation monitoring program, and approved the Combined Development Permit with the changes proposed by Staff.**

**3.**

**PLN170092 - WAYLAND**

Public hearing to consider an Administrative Permit and Design Approval to allow construction

of a 4,647 square foot one-story single family residence with attached 774 square foot garage, a 496 square foot guest house with attached 662 square foot garage, and a 92 square foot pool house.

**Project Location:** 25015 Boots Road

**Proposed CEQA Action:** Find the project is a single-family residence and accessory structures in a residential zone, which qualifies for a class 3 exemption under Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2

**The project was presented by project planner Cheryl Ku and Planning Manager Brandon Swanson.**

**Public Comment: Craig Holdren, Mike Weaver**

**Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved an Administrative Permit and Design Approval with changes to condition 1, and the addition of a lighting condition.**

**4.**

**PLN170817 - HISS**

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

**Project Location:** 8360 Monterra Views Road, Monterey

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines.

**The project was presented by project planner Son Pham-Gallardo and Planning Manager Brandon Swanson.**

**Public Comment: Cindi Scarlett-Ramsey, Mike Weaver**

**Decision: The Zoning Administrator found the project categorically exempt per**

section 15303 of the CEQA Guidelines and approved an Administrative Permit and Design Approval with non-substantive changes to the resolution, the addition of a height verification condition, and editing of condition 9.

5.

**PLN170872 - HISS**

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

**Project Location:** 8380 Monterra Views, Monterey CA

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

**The project was presented by project planner Maira Blanco and Planning Manager Brandon Swanson.**

**Public Comment:** Cindi Scarlett-Ramsey, Mike Weaver

**Decision:** The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved an Administrative Permit and Design Approval with non-substantive changes to the resolution, changes to Finding 1 Evidence k, and the addition of a height verification condition.

**OTHER MATTERS**

None.

**ADJOURNMENT**

11: 05 a.m.

**APPROVED:**

\_\_\_\_\_  
Mike Novo, Zoning Administrator

**ATTEST:**

BY: \_\_\_\_\_  
Yolanda Maciel P., Zoning Administrator Clerk

**APPROVED ON** \_\_\_\_\_