

## Agenda Item B

# 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, June 28, 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**

**Michael Goetz – Public Works**

**Jennifer Bodensteiner – Water Resources Agency**

**PUBLIC COMMENT**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Secretary distributed public comment for scheduled item 3, PLN170915.

**ACCEPTANCE OF MINUTES**

None.

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

**1.**

**PLN170536 - ROBERTS**

Public hearing to consider: a Combined Development Permit consisting of (1) Use Permit for development exceeding slopes of 25% (2) Administrative Permit for development within a Site Plan Review District to allow the construction of an approximately 3,550 linear foot driveway to provide access to residential parcels and grading (approximately 5,750CY of cut and 5,100CY of fill).

**Project Location:** 10155 Calle De Robles Road, Carmel Valley (Assessor's Parcel Numbers 185-051-009-000 & 185-051-018-000), Carmel Valley Master Plan

**Proposed CEQA Action:** Consider an Addendum together with a previously adopted Negative Declaration for a Combined Development Permit (Twelfth Tee Investors LLC / PLN070184) pursuant to section 15164 of the CEQA Guidelines

**The project was presented by project planner Cheryl Ku.**

**Public Comment:** Marge Ingram Viales

**Decision:** The Zoning Administrator considered the addendum together with the adopted negative declaration from PLN070184 and approved the Combined Development Permit.

2. **PLN170984 - CARTER ALEXANDRA MARIE TR**  
Public hearing to consider a two-story single family dwelling with attached garage.  
**Proposed CEQA Action:** Categorically exempt per Section 15302 of the CEQA Guidelines  
**Project Location:** 1080 Lariat Lane, Greater Monterey Peninsula Area Plan  
**The project was presented by project planner Kenny Taylor.**  
  
**Public Comment:** Anthony Lombardo, John Moore  
  
**Decision:** The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved the Design Approval.
3. **PLN170915 - MULLIN**  
Public hearing to consider the construction of a hillside tram (funicular), and retaining wall on slopes of 30 percent or greater, and the removal of one (1) Monterey pine tree.  
**Project Location:** 53810 Highway 1, Big Sur, Big Sur Coast Land Use Plan  
**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.  
  
**The project was presented by Planning Manager Brandon Swanson to request a continuance of the hearing to July 26, 2018 to allow time to discuss the project with the Coastal Commission staff.**  
  
**Public Comment:** Laura Lawrence  
  
**Decision:** The Zoning Administrator continued the public hearing on this project to July 26, 2018.
4. **PLN170657- GONTARYUK**  
Public hearing to consider establishment of a cottage industry in a single-family residence that will produce between 100-150 cases of wine per year.  
**Project Location:** 8 Trampa Canyon, Carmel Valley, Cachagua Area Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15301 of the CEQA Guidelines  
  
**The project was presented by project planner Son Pham-Gallardo.**  
  
**Public Comment:** Nikolay Gontaryuk  
  
**Decision:** The Zoning Administrator found the project categorically exempt per section 15301 of the CEQA Guidelines and approved a Use Permit with changes to Finding 5 Evidence a, removal of condition 4, and changes to condition 5.
5. **PLN180254 - CARROLL**  
Public hearing to consider the assemblage of 250 people for a 2-day private hospitality event at a 5.126-acre residential parcel during the “Monterey Car Week.”

**Project Location:** 566 Aguajito Road, Carmel Greater Monterey Peninsula Land Use Plan. (Assessor's Parcel Number 103-061-017-000), Greater Monterey Peninsula Land Use Area Plan.

**Proposed CEQA action:** Categorically Exempt per §15304(e) of the CEQA Guidelines.

The project was presented by project planner Shelley Glennon, with additional comments by Michael Goetz.

Public Comment: Frank Giarrazi, Eden Friedberg

Decision: The Zoning Administrator found the project categorically exempt per section 15304(e) of the CEQA Guidelines and approved the Use Permit for 3 years, with changes to condition 1, condition 3 and additional standard condition compliance fee condition.

### **OTHER MATTERS**

None.

### **ADJOURNMENT**

10:40 a.m.

APPROVED:

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

ATTEST:

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

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