

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, August 30, 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

Roger Van Horn – Environmental Health Bureau

Absent:

Representative for Public Works

Representative for 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 4, PLN170915.

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN170920 - STATE OF CALIFORNIA (CALTRANS)**
Public hearing to consider the rehabilitation and widening of the west-bound Castroville Overhead (vehicle) Bridge.
Project Location: State Route 156, between post-miles 1.1 and 2.1, North County Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorical Exemption pursuant to Section 15301(c) of the CEQA Guidelines.

The project was presented by project planner Joe Sidor.

Public Comment: Mitch Dallas, Laura Lawrence, Steve McDonald

Decision: The Zoning Administrator found the project categorically exempt per section 15301(c) of the CEQA Guidelines and approved a Coastal Development Permit with changes to findings and removal of condition 2.
2. **PLN180181 - WEISS**
Public hearing to consider construction of a 100 linear foot retaining wall within 50 feet of a coastal bluff, on slopes exceeding 30 percent, and within 750 feet of

known archaeological resources.

Project Location: 48198 Highway 1, Coastlands, Big Sur Coast Land Use Plan, Coastal Zone

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

The project was presented by project planner Joe Sidor.

Public Comment: Butch Kronlund

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

3.

PLN170822 - SABA AHMED

Public hearing to consider the construction of a 3,632 square foot single family dwelling with an attached 864 square foot garage and 420 square foot detached guesthouse within 100 feet of environmentally sensitive habitat (ESHA).

Project Location: 5 Hillcrest Road, Royal Oaks, North County 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: Mark Cooper

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 recommended by Staff and non-substantive changes to the resolution.

4.

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 project planner Richard Craig Smith.

Public Comment: Laura Lawrence, Aengus Jeffers

Roger Van Horn, Environmental Health Bureau, discussed the septic system with the applicant. After the close of the public hearing, Planning Manager Brandon Swanson supported language suggested by the applicant to utilize CEQA Guidelines exemption pursuant to 15269.

Decision: The Zoning Administrator found the project categorically exempt per section 15269 of the CEQA Guidelines and approved a Combined Development Permit with the changes discussed in the hearing.

OTHER MATTERS

None.

ADJOURNMENT

11:41 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____