

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Action Minutes - Draft

Thursday, May 30, 2019

9:30 AM

Monterey County Zoning Administrator

*Carl Holm, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

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

The meeting was called to order by Carl Holm at 9:30 A.M.

ROLL CALL

Present:

Zoning Administrator – Carl Holm

RMA/Public Works - Michael Goetz

Environmental Health Bureau - Roger Van Horn, Nicole Fowler

Certified Spanish Interpreter

Absent:

RMA/Environmental Services

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary received a request for agenda item No. 5: PLN190123 – CALTRANS (COUNTY OF MONTEREY), to be moved to the front of the agenda.

Zoning Administrator stated that Scheduled Item 5 would be heard after Scheduled Item 1: PLN180362 – Eaton (AT&T Mobility)

9:30 A.M. - SCHEDULED ITEMS

1.

PLN180362 - EATON (AT&T MOBILITY)

Public hearing to consider the construction of a 100-foot tall wireless communication facility and installation of support equipment.

Project Location: 37501 Tassajara Road, Carmel Valley (Assessor's Parcel Number 418-293-006-000, Cachagua Area Plan.

Proposed CEQA action: Exempt per Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

A recommendation to remove project from the agenda was presented by S. Ted Lopez.

Applicant Representative: None.

Public Comment: None.

Decision: The Zoning Administrator referred item to the Planning Commission due to involvement of ridgeline development.

2.

PLN180534 - JULIE HOWE

Continued from May 9, 2019. Public hearing to consider construction of a two-story single-family dwelling with attached garage and guesthouse (approx. 4,090 sq. ft.).

Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines

Project Location: 1105 Wildcat Canyon, Greater Monterey Peninsula Area Plan

The project was presented by Kenny Taylor and Craig Spencer.

Zoning Administrator asked questions of staff regarding set back orientation, development outside of the property line, private road.

Applicant Representative: None.

Public Comment: None.

Decision: The Zoning Administrator found the project qualified as Class 3, Categorically Exempt per Section 15303(a) with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Design Approval with the following amendments:

- "Notes" section of the resolution – change from Building Services "Department" to "Office"
- Condition 4 (Condition Compliance Fee) – delete, regulatory requirement.

3.

PLN180240 - WALNUT COVE LLC

Public hearing to consider demolition of an existing single-family dwelling.

Project Location: 24418 and 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15301 (l) of the CEQA Guidelines

A request to continue the project to June 13, 2019 was presented by Jacquelyn Nickerson and Craig Spencer.

Applicant or Representative: None.

Public Comment: Natalie Nielsen; Neighbor-name not provided.

Decision: The Zoning Administrator approved request for continuance to June 13, 2019.

4.

PLN180175 - PAPPANI ROBERT D & SANDRA L

Public hearing to consider a micro-brewery including the production of less than 50-gallons of craft beer per month within an existing garage and not open to the public.

Project Location: 2980 Bird Rock Road, Pebble Beach, Greater Monterey Peninsula area (APN 007-522-016-000).

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

Guidelines.

The project was presented by Anna Quenga and Craig Spencer.

Zoning Administrator asked questions of staff regarding property owner association position, storage versus parking, archeology, and indemnification agreement.

Applicant Representative: Robert Pappani, Applicant

Brian Briggs, County of Monterey - County Counsel & Risk Management

Public Comment: None.

Decision: The Zoning Administrator found the project Categorically Exempt per Section 15303 of the CEQA Guidelines and approved a Use Permit with the following amendments:

- Condition 1 (Specific Use) - add restriction of public use and gallon limitations as noted in the project description and findings, clarify storage limitations
- Condition 3 (Archaeology) – delete, no digging
- Condition 5 (Indemnification Agreement) – delete at this point, add back if appealed
- “Notes” section of the resolution – change from Building Services “Department” to “Office”

5.

PLN190123/CALTRANS (COUNTY OF MONTEREY)

Public hearing to consider the installation of “No Parking” signage along a 3,600-foot (0.68 mile) section of State Route (SR) 1 from post-mile 70.07 to post-mile 70.75 along Point Lobos State Natural Reserve, and to allow development within 750 feet of known archaeological resources.

Project Location: SR 1, from post-mile 70.07 to post-mile 70.75, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

The project was presented by Joe Sidor and Craig Spencer.

Zoning Administrator asked questions of staff regarding number of current parking spaces available at the park; the history of no parking in the area, on-site versus off-site parking, and status of the parking planning effort (Park It).

Applicant Representative: RMA/Public Works

Public Comment: None.

Decision: The Zoning Administrator found the project qualified as Class 1, Categorically Exempt per Section 15301 with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Coastal Combined Development Permit with the following amendments:

- Finding 1- add discussion to reflect the history of no parking in the area, and ordinance amending Chapter 12.28 of Monterey County Code

- Finding 3- add discussion relative to public safety, emergency access

6.

PLN170974 - STAGECOACH TERRITORY INC (RED BARN)

Public hearing to consider a Minor Amendment to a previously approved Use Permit (Resolution No. ZA-3117), which allowed indoor and outdoor retail sales of new and used merchandise, beer bar, snack food bar, and wine tasting and sales. The Minor Amendment allows a relocation of 17,497 square feet of outdoor retail sales space as a result of outdoor sales space lost to a Cal-Trans interchange project in 2015.

Project Location: 1000 Hwy 101, 1060 Hwy 101, 1150 Hwy 101, and 1050 Hwy 101, Aromas CA 95004

Proposed CEQA Action: Categorically exempt per CEQA Guidelines 15301 and 15302

The project was presented by Cheryl Ku and Craig Spencer.
Nicole Fowler, County of Monterey - Environmental Health Bureau
Brian Briggs, County of Monterey - County Counsel & Risk Management

Zoning Administrator asked questions of staff regarding residential zoning delineation, status of past conditions being carried forward

Applicant Representative: Joel Panzer, Agent
Receiver Representative: Matt Aulenta
Owner Representative: Manuel DelGadillo

Zoning Administrator confirmed that the applicants agreed to the conditions, including changes discussed by staff.

Public Comment: Carmen Hernandez

Decision: The Zoning Administrator found the project qualified as Class 1, Categorically Exempt per Section 15301, Class 2 Exempt per Section 15302 with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Minor Amendment to Zoning Administrator Resolution No. ZA-3117 with the following amendments:

- Condition 3 (Water System) - relative to timing "within three months of commencement"
- Condition 4 (Restrooms) – retaining the Interim Portable Plan until restrooms are completed.

OTHER MATTERS

None.

ADJOURNMENT

10:47 a.m.

APPROVED:

Carl Holm, Zoning Administrator

ATTEST:

BY: _____
Andria Sumpter, Zoning Administrator Clerk

APPROVED ON _____