Monterey County

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

Meeting Agenda - Final-revised

Thursday, January 26, 2017
9:30 AM

Monterey County Zoning Administrator
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.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency at (831) 755-5025.
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

Jacqueline R. Onciano, Zoning Administrator
Patrick Treffrey, Environmental Health
Michael Goetz, Public Works
Representative from Water Resources Agency

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

ACCEPTANCE OF MINUTES

1. Acceptance of the October 27, 2016 Zoning Administrator Meeting Minutes.

   **Attachments:** Draft October 27, 2016 ZA Meeting Minutes


   **Attachments:** Draft December 8, 2016 ZA Meeting Minutes

9:30 A.M. - SCHEDULED ITEMS

3. PLN160076 - Heiser

   Public hearing to consider action on a Combined Development Permit to construct a new single family dwelling and remove six native trees.

   **Proposed CEQA Action:** Categorically Exempt per CEQA Guidelines Section 15303(a).

   (1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan)

   **Attachments:** Staff Report

   Exhibit A - Project Data Sheet
   Exhibit B - Site Plan, Floor Plan, Elevations and Vicinity Map
   Exhibit C - Forest Management Plan (Tree Resource Assessment Report)
   Exhibit D- Del Monte Forest Land Use Advisory Committee Minutes
4. **PLN160327 - HOLLOMAN**

Public hearing to consider an After-the-fact Combined Development Permit to clear Code Enforcement Case (CE040101) for a single family dwelling with a deck and retaining walls that was constructed without permits. A new septic system and surface diversion water system is proposed with this permit.

**Proposed CEQA Action:** Categorical Exemption

**Project Location:** 53985 Highway 1, Big Sur, Big Sur Coast Land Use Plan.

**Attachments:**
- Staff Report
- EXHIBIT A- Project Data Sheet
- EXHIBIT B- Discussion
- EXHIBIT C- Draft Resolution
- EXHIBIT D- LUAC Minutes
- EXHIBIT E- Vicinity Map

**OTHER MATTERS**

**ADJOURNMENT**

**ZONING ADMINISTRATOR ADDENDUM**

*Zoning Administrator Addendum for Thursday, January 26, 2017*

**ADENDUM**

*Revised Agenda Item No. 3 (PLN160076 - Heiser) on January 24, 2017.*