Monterey County

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

Meeting Agenda - Final

Thursday, April 27, 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

Mike Novo, Zoning Administrator
Nicki Fowler, 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 Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

9:30 A.M. - SCHEDULED ITEMS

1 PLN160700 - NELSON (Continued from April 13, 2017)
Public hearing to consider a Coastal Development Permit and Design Approval modifying a previously approved single family dwelling and associated landscape design to include two new additions totaling 468 square feet; a 275 square foot addition to a previously approved pavilion; new stone veneer retaining walls at the guest parking area and the east terrace (all located on the inland side of the approved home, away from the coastal bluff); and a revision to condition number 8 of the original approval (PLN120412) changing the required slope/bluff protection construction from rock/rip-rap to a retaining wall within 50 feet of the Coastal bluff.
Project Location: 29922 Spindrift Road, Carmel Highlands, Carmel, Carmel
Area Land Use Plan
Proposed CEQA Action: Addendum to a previously adopted Mitigated Negative Declaration

Attachments: Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Addendum
Exhibit D - Previously adopted Mitigated Negative Declaration
Exhibit E - Geotechnical Letter
Exhibit F - Zoning Administrator Resolution No. 13-004
Exhibit G - Vicinity Map
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PLN160348 - BLACK CROW LLC (MOORE)

Public hearing to consider action to allow the demolition of a one-story single-family dwelling and the construction of a one-story single-family dwelling with an attached two-car garage.

**Project Location:** 2874 Pradera Road, Carmel Meadows, Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Categorically Exempt per Section 15302 of the CEQA Guidelines.

**Attachments:**
- Staff Report
- Exhibit A - Discussion
- Exhibit B - Draft Resolution
- Exhibit C - Vicinity Map
- Exhibit D - Public Hearing Request
- Exhibit E - Rhodes (Agent) Letter, dated March 28, 2017

**OTHER MATTERS**

**ADJOURNMENT**