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, February 22, 2018

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, 1441 Schilling Place – South, 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
Representative from Environmental Health
Representative from 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.

ACCEPTANCE OF MINUTES

9:30 A.M. - SCHEDULED ITEMS

1. ZA 18-008 PLN170651 - BESHOFF
   Public hearing to consider an Amendment to a Coastal Development Permit (PLN050591) to allow substantial changes that would change the façade, driveway and walkways of the original project.
   Project Location: 29300 Highway 1, Carmel, Carmel Area Land Use Plan.
   CEQA Action: Addendum to a Mitigated Negative Declaration
   
   Attachments: Staff Report
   Exhibit A - Project Data Sheet
   Exhibit B - Draft Resolution
   Exhibit C - Vicinity Map
   Exhibit D - Zoning Administrator Resolution
   Exhibit E - Addendum to PLN170651

2. ZA 18-009 PLN110247-AMD1 - MARTINEZ FAMILY TRUST
   Public hearing to consider an Amendment to a previously approved permit (PLN110247) consisting of: After-the-fact modifications to the hardscape and increased impervious site coverage; after-the-fact conversion of an existing 567-square foot caretaker’s unit into a wine cellar; all development to be done within 100 feet of environmentally sensitive habitat. The Amendment would also clear a code enforcement violation (17CE00449).
Project Location: 1631 Sonado Road, Pebble Beach  
Proposed CEQA action: Section 15164 (Addendum to a Mitigated Negative Declaration) 

Attachments:  
Staff Report  
Exhibit A - Project Data Sheet  
Exhibit B - Discussion  
Exhibit C - Draft Resolution  
Exhibit D - Addendum  
Exhibit E - MND for PLN110247  
Exhibit F - Vicinity Map  
Exhibit G - Resolution 12-010 - PLN110247  
Exhibit H - Biological Report (July 12, 2011)  
Exhibit I - Updated Biological Report (January 6, 2018) 

3. ZA 18-007  
PLN170198 - 1536 VENADERO LLC (PENN)  
Public hearing to consider landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site, exceeding the 9,000 square feet impervious surface limit in the Pescadero Watershed, and adoption of a mitigated negative declaration and mitigation monitoring and reporting plan.  
Project Location: 1536 Venadero Road, Pebble Beach  
Proposed CEQA Action: Mitigated Negative Declaration 

Attachments:  
Staff Report  
Exhibit A - Detailed Discussion  
Exhibit B - Draft Resolution  
Exhibit C - Initial Study - Mitigated Negative Declaration (MND)  
Exhibit D - Comments on the MND  
Exhibit E - Del Monte Forest LUAC Minutes  
Exhibit F - Phase II Historic Analysis 

OTHER MATTERS 

ADJOURNMENT