

Monterey County Zoning Administrator

AGENDA

Thursday, July 30, 2015

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:30 a.m.

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health

Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: June 25 and [July 9, 2015](#)

D. SCHEDULED ITEMS

1. [9:30 AM - CASEY IDA MARGARET TR - PLN130517](#)

Project Planner: Daniel Lister. **Project Location:** 52265 Pine Cyn Rd King City. **Assessor's Parcel No:** 420-271-028-000. **Permit Type:** Use Permit. **Planning Area:** Central Salinas Valley. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the installation and operation of a Wireless Communications Facility, consisting of a 36 foot high monopole, whip antenna and associated equipment. **Recommended Action:** Approve Project.

2. [9:35 AM - HARLAN KENNETH J TR - PLN100462](#)

Project Planner: Elizabeth Gonzales. **Project Location:** 54310 Hwy 1, Big Sur. **Assessor's Parcel No:** 000-000-000 (primary), 422-011-014-000, and 422-011-015-000. **Permit Type:** Combined Development Permit. **Planning Area:** Coast-Big Sur. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** CONTINUED FROM MAY 28, 2015. Follow-up Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit (PLN100336) to remain as permanent installations including: approximately 825 foot long and 45 foot high soldier-pile tieback retaining wall, the reconstruction of a consistent 4-foot shoulder, the reconstruction of a consistent 12 foot lane in each direction, the construction of a 4-foot catchment basin abutting the toe of the inland slope, the construction of tapering transitions to match new lane and shoulder widths on the northern and southern portions of the project area, the placement of "open-style" bridge railing (Type 80 concrete vehicle guard railing) on top of the retaining wall (with bicycle railing attached on top of the bridge railing), approximately 30,000 cubic yards of cut and fill, and the construction of an 8-foot wide bench in front of the wall; 2) a Coastal Development Permit to allow development on slopes exceeding 30 percent; 3) a Coastal Development Permit to allow development within 100 feet of ESHA; and 4) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. **Recommended Action:** Consider a Mitigated Negative Declaration and Approve Project.

3. [9:40 AM - SINGH CHANCHAL M/MANJEET KAUR - PLN130269](#)

Project Planner: David Mack. **Project Location:** 17560 & 17580 W Calle del Adobe Salinas. **Assessor's Parcel No(s):** 261-131-030-000, 261-131-031-000. **Permit Type:** Combined Development Permit. **Planning Area:** Greater Salinas. **Environmental Status:** Negative Declaration. **Project Description:** CONTINUED FROM JULY 9, 2015. Combined Development Permit consisting of: 1) Lot Line Adjustment to consolidate two parcels (Assessor's Parcel Numbers 261-131-030-000 and 261-131-031-000) into one 1.86 acre parcel; 2) Use Permit to allow the construction of a 60,778 square foot three-story hotel (104 rooms) with a 19,739 square foot underground parking area; 3) Use Permit to allow the reduction in required parking from 133 spaces to 115 spaces; 4) Variance Request to allow an increase in allowable height from 35 feet to 60 feet, 4 inches; 5) and General Development Plan. **Recommended Action:** Adopt Negative Declaration and Approve Project

E. OTHER MATTERS

F. ADJOURNMENT

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 – Planning and Building Services Departments, 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.

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