

Monterey County Zoning Administrator

AGENDA

Thursday, November 12, 2015

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

Jacqueline Onciano, Zoning Administrator
Janna Faulk, Environmental Health

Water Resources Agency
Michael Goetz, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: October 29, 2015

D. SCHEDULED ITEMS

1. [9:30 AM - DUFFEL JOSEPH A - PLN130901](#)

Project Planner: Daniel Lister. **Project Location:** 1034 Wranglers Trail Pebble Beach.

Assessor's Parcel No: 007-244-011-000. **Permit Type:** Design Administrative. **Planning**

Area: Greater Monterey Peninsula. **Environmental Status:** Categorical Exemption. **Project**

Description: CONTINUED FROM OCTOBER 29, 2015. Design Approval to allow the

construction of 424 square foot new garage, 264 square foot single family dwelling addition/remodel, new 104 square foot front porch, 93 square foot covered walk area.

Recommended Action: Approve Project

2. [9:30 AM - JOHNSON MARK H TR - PLN150542](#)

Project Planner: Steve Mason. **Project Location:** 4048 Sunridge Rd Pebble Beach.

Assessor's Parcel No: 008-171-017-000. **Permit Type:** Coastal Administrative Permit.

Planning Area: Del Monte Forest LUP. **Environmental Status:** Categorical Exemption.

Project Description: Coastal Administrative Permit to allow the demolition of a non-historically significant 3,149 square foot one-story single family dwelling and attached garage.

Recommended Action: Approve Project

3. **9:35 AM - BUD ANTLE INC (VERIZON WIRELESS) - PLN140846**

Project Planner: Steve Mason. **Project Location:** 315 Neponset Rd Marina. **Assessor's**

Parcel No: 229-011-005-000. **Permit Type:** Use Permit. **Planning Area:** Greater Monterey

Peninsula. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit

and Design Approval to allow a wireless telecommunication facility consisting of a 50'-height

monopole wireless communications tower and a 200 square foot equipment shelter with backup diesel generator enclosed within a 900 square foot fenced lease area. **Recommended Action:**

Approve Project

4. [9:40 AM - SINGH CHANCHAL M/MANJEET KAUR \(LEXINGTON INN\) - PLN130269](#)
Project Planner: David Mack. **Project Location(s):** 17560 and 17580 W Calle Del Adobe Salinas. **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 30, 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 60,678 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 maximum of 51 feet; 5) and General Development Plan. **Recommended Action:** Adopt the 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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