Jacqueline Onciano, Zoning Administrator  Michael Trapani, Water Resources Agency
Janna Faulk, Environmental Health  Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:30 PM - VILLASENOR ERLINDA & ORTEGA ALFREDO Z - PLN110421
   Project Planner: Ashley Nakamura. Environmental Status: Exempt. Project Description:
   Design Approval to allow the construction of a 1,512 square foot single family dwelling with an
   attached 448 square foot two-car garage and a 1,344 square foot barn. Materials and colors of
   body (sunbath), trim (rustic ream), exterior paint (forest moss) and roof (composition shingles).
   The property is located at 886 River Road, Salinas (Assessor's Parcel Number 167-061-039-000),
   Toro Area Plan. Recommended Action: Approve Project

2. 1:40 PM - LEVETT DENNIS A - PLN110244
   Project Planner: Valerie Negrete. Environmental Status: Exempt. Project Description:
   Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow an
   addition of 887 square feet to an existing 4,313 square foot single family dwelling which will
   include an approximate 830 square foot enclosed atrium, a 132 square foot entry (portion of
   southwest patio), a 12 square foot bedroom enclosure (portion of northwest patio) and interior
   remodel; 2) Coastal Development Permit for development within 750 feet of a known
   archaeological resource; and 3) Variance to increase building site coverage from 71% to 77% and
   floor area ratio from 58% to 70%; and 4) Design Approval. The property is located at 3307 17
   Mile Drive #9, Pebble Beach (Assessor's Parcel Number 008-521-009-000), Del Monte Forest
   Land Use Plan, Coastal Zone. Recommended Action: Approve Project

3. 1:50 PM - HARTNETT STEPHEN P - PLN080046
   Project Description: Combined Development Permit consisting of: 1) Coastal Administrative
   Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167
   square foot garage; 2) Coastal Development Permit to allow a 990 square foot Caretaker's Unit
   with 449 square foot garage; 3) a Coastal Development Permit to allow development within 100
   feet of Environmentally Sensitive Habitat area (ESHA); and 4) Design Approval. The property is
   located at 164 Corona Road, Carmel (Assessor's Parcel Number 241-221-011-000), Carmel Area
Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration With Mitigation Monitoring Plan and Approve Project

4. **2:00PM - SAN BERNABE VINEYARDS LLC - PLN100658**  
   **Project Planner:** Ramon Montano. **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Use Permit to allow the exploration for oil and gas and create a well pad for site SBV 2-32; and grading (approximately 827 cubic yards of cut and 481 cubic yards of fill). The property is located in the southwest corner of Section 32 Township 20 South, Range 8 East, 2 miles south along Jolon Road from Oasis Road, King City (Assessor's Parcel Number 235-101-040-000), Central Salinas Valley Area Plan. **Recommended Action:** Adopt Mitigated Negative Declaration With Mitigation Monitoring Plan and Approve Project

5. **2:10PM - JONES MICHAEL THOMAS & ROSEMARY ELIZABETH - PLN110306**  
   **Project Planner:** Daniel Lister. **Environmental Status:** Exempt.  
   **Project Description:** Use Permit to allow the processing and storage of wine within a 416 square foot portion of an existing detached garage. The use shall not exceed a maximum of 1,000 cases per year. The property shall not be used for on-site sales, or any type of venues, such as wine tasting. The property is located at 76845 Ranchita Canyon Road, Parkfield (Assessor's Parcel Number 424-404-075-000), South County Area Plan. **Recommended Action:** 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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