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

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL/ACCEPTANCE OF MINUTES: January 31, March 14, March 28, April 11, April 25, May 9, May 30, June 13, June 27, July 11, July 25, August 29, September 12, September 26, October 10, October 31, and November 13, 2013

D. SCHEDULED ITEMS

1. 1:30 PM - STATE OF CALIFORNIA - PLN120805
   Project Planner: Joe Sidor. Environmental Status: Categorical Exemption. Project Description: Follow-On Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow specific improvements authorized by Emergency Coastal Development Permit PLN080421 to remain as permanent installations including: a) an approximately 160 foot long vehicle access road at post mile 35.56 (Slabs); b) a vehicle access improvements to culvert inlet at post mile 35.84 (McWay); c) an approximately 187,000 square foot rockfall drapery system between post miles 39.6 and 39.7 (Torre Canyon); d) two approximately 8,000 square foot rockfall drapery systems installed between post miles 41.1 and 41.6 (Condor Point); e) raise existing redwood timber debris rack (bear trap) by approximately 10 feet over culvert at post mile 42.81 (Vineyard Canyon); and f) installation of redundant risers and minor drainage/access improvements at post miles 35.63 (Cheeks), 37.84 (Partington Creek), 40.88 (Lafler Canyon), 41.81 (Grimes Canyon), 44.05 (Mule Creek), and 47.73; 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. The project sites are located at multiple locations between post-miles 35.56 and 47.73, Highway 1, Big Sur (Assessor's Parcel Numbers 420-021-022-000, 420-291-013-000, 420-201-013-000, 420-181-001-000), Big Sur Coast Land Use Plan, Coastal Zone. Recommended Action: Approve Project

2. 1:40 PM - CALIFORNIA DEPARTMENT OF TRANSPORTATION - PLN130443
   Project Planner: Joe Sidor. Environmental Status: Addendum. Project Description: Follow-on Combined Development Permit related to a previously approved Emergency Coastal
Development Permit (PLN110369) consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of an approximately 314 foot long by 36 foot high retaining wall, including reconstruction of the southbound lane and shoulder of Highway 1 and grading (approximately 2,500 cubic yards of cut and 2,500 cubic yards of fill); 2) a Coastal Development Permit to allow development on slope exceeding 30 percent and within 50 feet of a coastal bluff; and 3) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. The project site is located within the Highway 1 right-of-way, between post-miles 21.5 and 21.6, Big Sur (no parcel number assigned to right-of-way), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Consider Addendum and Approve Project

3. **1:50 PM - JACKSON FAMILY ESTATES II LLC - PLN130668**

   **Project Planner:** Valerie Negrete.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Three-year extension of a previously approved Combined Development Permit (PLN080089) to allow the expansion of an existing winery consisting of: 1) a Use Permit for a new 87,200 square foot wine processing plant and barrel storage room and a 5,100 square foot administrative office; and 2) a Use Permit to allow a reduction in parking spaces to 47 from 169 spaces and 3) a Variance to exceed the building height limitation of the addition from 45 feet to 46 feet. The property is located at 37300 Doud Road, Soledad (Assessor's Parcel Number 183-021-015-000), Agricultural and Winery Corridor Plan and Central Salinas Valley Area Plan. An Initial Study prepared for this project identified potentially significant environmental impacts to the following resources: **Air Quality, Transportation and Traffic.** Subsequently, the project was changed, or mitigation measures have been attached to the project that lessened all identified impacts to be mitigated below a level of significance. **Recommended Action:** Adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Approve Project

4. **2:00 PM - CHEZ RONALD L - PLN130179**

   **Project Planner:** Elizabeth Gonzales.  
   **Environmental Status:** Categorical Exemption. **Project Description:** Combined Development Permit for the demolition of an existing 5,388 square foot single family dwelling and the construction of a 4,346 square foot bi-level single family dwelling with a 732 square foot two-car garage, a 421 square foot covered entry, 871 covered patios, 612 square foot cabana, 249 square foot mechanical room/wine cellar, 2,007 square foot pool/spa, 3,706 square foot of stone pathways/walls, 9,774 square foot driveway and auto court; and approximately 1,150 net cubic yards to be removed from site (1,400 cubic yards cut/250 cubic yards fill); 2) a Coastal Development Permit to allow development within 50 feet of a bluff; 3) a Coastal Development Permit for the removal of 4 planted Cypress trees (17", 18", 20", and 21" in diameter); and 4) a Design Approval. The property is located at 36510 Highway 1, Monterey (Assessor's Parcel Number 243-251-023-000), Big Sur Coast Land Use Plan, Coastal Zone. **Recommended Action:** Approve Project

5. **2:10 PM - NORTH MONTEREY COUNTY UNIFIED SCHOOL DISTRICT - PLN130286**

   **Project Planner:** Elizabeth Gonzales.  
   **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM OCTOBER 31, 2013. Coastal Development Permit to allow for a 32 square foot illuminated sign (7 feet, 6 inches high) to be located at the entrance behind the fence on the blacktop parking lot of North Monterey County High School for a public message benefit use. The property is located at 13990 Castroville Boulevard, Castroville (Assessor's Parcel Number 133-092-007-000), North County Land Use Plan, Coastal Zone. **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.

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 - Planning Department at (831) 755-5025.