

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, December 1, 2022

9:30 AM

Monterey County Zoning Administrator

Mike Novo, Zoning Administrator

9:30 A.M - Call to Order

The meeting was called to order by Zoning Administrator Novo at 9:30 a.m.

Zoning Administrator Novo went over Zoom procedures.

ROLL CALL

Present:

Mike Novo, Zoning Administrator

Representative from Engineering Services, Armando Fernandez

Representative from Environmental Health, Bryan Escamilla

Absent:

Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record, public correspondence was received and distributed by email for Agenda Item No. 2, PLN220096 – Las Lomas Water Company and Agenda Item No. 3, PLN200101 – Bornski.

ACCEPTANCE OF MINUTES

- A.** Approval of the September 29, 2022 and October 27, 2022 Monterey County Zoning Administrator meeting minutes.

The Zoning Administrator accepted the September 29, 2022, and October 27, 2022, Monterey County Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN220150 - SANTIAGO

Public hearing to consider an after the fact approval for a 64 sq. ft. pre-fab tool shed, a 200 sq. ft. pre-fab carport tent, two metal shipping containers of 160 sq. ft. each and a 168 sq. ft. pre-fab gazebo to partially clear code enforcement case 22CE00267 to allow; and allow the construction of a 4,511 sq. ft. single family dwelling, a 2,240 sq. ft. two-story attached garage inclusive of a storage space, a 800 sq. ft. accessory dwelling unit, a 1,920 sq. ft. pole barn, a 576 sq. ft. tractor barn, a 144 sq. ft. metal pump shed, two animal sheds of 240 sq. ft. each, and associated site improvements.

Project Location: 784 Old Stage Road, Salinas (Assessor's Parcel Number 211-051-013-000), Greater Salinas Area Plan.

Proposed CEQA action: Find the project Categorically Exempt per Section 15303, New Construction, of the CEQA Guidelines

Marlene Garcia, project planner, presented this item.

Public Comment: Peter Santiago (Applicant), Margie Kay

Decision: The Zoning Administrator found the project categorically exempt pursuant to Section 15303, New Construction, of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 were determined; approved an after the fact Design Approval to partially clear code enforcement case (22CE00267) to allow a 64 square foot pre-fab tool shed, a 200 square foot pre-fab carport tent, two metal shipping containers of 160 square foot each and a 168 sq. ft. pre-fab gazebo; and approved a Design Approval to allow the construction of a 4,511 square foot single family dwelling, a 2,240 square foot two-story attached garage inclusive of a storage space, a 800 square foot accessory dwelling unit, a 1,920 square foot pole barn, a 576 square foot tractor barn, a 144 square foot metal pump shed, two animal sheds of 240 square foot each, and associated site improvements.

2. PLN220096 - LAS LOMAS WATER CO. (CALIFORNIA WATER SERVICE CO.)

Public hearing to consider construction of a 150,000-gallon water tank and associated site improvements, including 58 cubic yards of grading, on slopes exceeding 25%, a Variance to increase the required site coverage to 6%, and ridgeline development.

Project Location: 165 Las Lomas Drive, Royal Oaks, North County Land Use Plan

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15301 and Section 15303 of the California Environmental Quality Act Guidelines.

Fionna Jensen, project planner, presented this item.

Public Comment: Luis Zamudio (Applicant), Albert Sanchez (Applicant), Margie Kay, Albert Sanchez (Applicant)

Decision: The Zoning Administrator found that the project qualifies as Class 1 and Class 3 Categorical Exemption pursuant to Section 15301(b) and Section 15303(d) of the CEQA guidelines and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and approved a Combined Development Permit consisting of: a Coastal Administrative Permit to allow construction of a 150,000-gallon water tank; a Coastal Development Permit to allow development on slopes exceeding 25%; a Coastal Development Permit to allow ridgeline development; and a Variance to allow an increase in building site coverage from 3% to 6%.

3. PLN200101- BORNSKI MATTHEW & BORNSKI MARIA (FORMERLY WEATHERTOP RANCH LLC)

Public hearing to consider allowing the transient use of a residential property (three single family dwellings) for remuneration, commonly known as a short-term rental.

Project Location: 500 El Caminito Road, Carmel Valley, Toro Area Plan, (Assessor's Parcel Number 187-011-010-000).

Proposed CEQA action: Finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15301.

Fionna Jensen, project planner, presented this item.

Public Comment: Matt Bornski (Applicant), Vince Hunt, Margie Kay, Glen Johnson, Suzanne Bohan, William Smith, Matt Bornski (Applicant), Susan Wallace, Ellen Kurnstenje

Decision: The Zoning Administrator referred this item to the Monterey County Planning Commission as there was potential precedent related to converting accessory agriculture residences to a short term rental as well as to consider whether this change of use can be allowed in a state responsibility area when the road exceeds the maximum length requirement.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 10:47 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Peterson, Zoning Administrator Clerk

APPROVED ON _____