

# Monterey County

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, August 25, 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 Environmental Health, Bryan Escamilla**

**Representative from Environmental Services, Armando Fernandez**

**Absent:**

**Representative from Public Works**

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The correct Staff Report for Agenda Item Number 2, PLN210072 - Wood was emailed out on Monday, August 22, 2022.

Zoning Administrator Novo advised that correspondence was received from Mike Weaver for Agenda Item Number 2, PLN 210072 – Wood.

**ACCEPTANCE OF MINUTES**

- A. Approval of the August 11, 2022 Monterey County Zoning Administrator meeting minutes.

**The Zoning Administrator accepted the August 11, 2022 Zoning Administrator meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

- 1. **PLN210118 - CARTY WILLIAM FRANCIS**

Public hearing to consider construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck, and a 1,025 square foot detached accessory dwelling unit.

**Project Location:** 11421 Palmer Street, Castroville, Castroville

**Proposed CEQA Action:** Exempt per CEQA Guidelines Section 15303(a)

**Kayla Nelson, project planner, presented this item.**

**Public Comment: William Carty (Applicant), Jack Paquin.**

**Decision: The Zoning Administrator found that the construction of a single family dwelling and accessory dwelling unit within a residential zone qualifies**

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**for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a), and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the construction of a 1,120 square foot single family dwelling, a detached 242 square foot garage with a rooftop deck, and a 1,025 square foot detached accessory dwelling unit. Proposed colors and materials consist of light grey wood siding with charcoal colored trim, black asphalt shingle roof, and black downlit cast aluminum wall fixtures with seeded glass shading.**

**2. PLN210072 - WOOD LAWRENCE E & SHARON P TRS**

Public hearing to consider a approving a test well within 750 feet of known archaeological resources.

**Project Location:** 232 Lower Walden Road, Carmel, Coastal Zone

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

**Kayla Nelson, project planner, presented this item. The planner recommended a standard condition from Environmental Health related to wells in fractured rock.**

**Public Comment: Larry Wood (Applicant)**

**The Zoning Administrator asked Environmental Health a couple questions, including regarding the correspondence from Mr. Weaver. Bryan Escamilla provided a response to the questions.**

**Decision: The Zoning Administrator found that proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: Coastal Administrative Permit for a test well; and Coastal Development Permit for development within 750 feet of known archaeological resources.**

**3. PLN200274 - WALKER**

Public hearing to consider construction of 4,760 sf two-story single family dwelling with 106 sf covered entry, 105 sf balcony, 1,005 sf first floor terrace, 988 sf garage with 356 sf guesthouse above, development within 100 feet of ESHA and removal of 9 Monterey Pines.

**Project Location:** 1634 Sonado Rd, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

**Mary Israel, project planner, presented this item.**

**Public Comment: Bill Mefford (Applicant's Agent)**

**The Zoning Administrator asked if the applicant would accept a two year term for the permit and Mr. Mefford replied that would be acceptable.**

**Decision: The Zoning Administrator found that the project involves construction of the first single-family dwelling and accessory structures on a vacant residential parcel, which qualify as Class 3 Categorical Exemptions pursuant to Section 15303(a) and (e) 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 and Design Approval to allow construction of a 4,758 square foot two-story single family dwelling with a 106 square foot covered entry, a 105 square foot balcony, a 1,005 square foot first floor terrace and a 988 square foot attached garage; A Coastal Development Permit and Design Approval to allow construction of a 356 square foot guesthouse above the garage with a 50 square foot balcony; a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; and a Coastal Development Permit to allow removal of nine (9) Monterey Pine trees.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**This meeting was adjourned at 10:10 am**

**APPROVED:**

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**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY: \_\_\_\_\_**  
**Felicia Peterson, Zoning Administrator Clerk**

**APPROVED ON \_\_\_\_\_**