

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, September 8, 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 Engineering Services, Armando Fernandez

Absent:

Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

- A. Approval of the August 25, 2022 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the August 25, 2022, Zoning Administrator meeting minutes with the correction to Armando Fernandez being a representative of Engineering Services.

9:30 A.M. - SCHEDULED ITEMS

- 1. **PLN210195 - ANDERSON**

Public hearing to consider construction of a new access roadway in a “VS” District and on slopes in excess of 25%.

Project Location: 28865 Underwood Rd, Toro

Proposed CEQA action: Find the project Categorical Exempt per Section 15301 of the CEQA Guidelines.

Craig Patton, project planner, presented this item.

Public Comment: Gary Anderson (Applicant)

Decision: The Zoning Administrator found that construction and alteration of an access roadway qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: an Administrative Permit for construction of a new access roadway in a

“VS” District; a Use Permit to allow grading on slopes in excess of 25%; and a Tree Removal Permit to allow the removal to two protected trees.

2. PLN210326 - EDDY

Public hearing to consider allowing demolition of an existing residence and construction of a 4,110 square foot single family dwelling with an attached 613 square foot garage and 1,757 square foot basement.

Project Location: 958 Coral Dr, Pebble Beach, CA 93940, Greater Monterey Peninsula Area Plan (APN 007-255-020-000)

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines.

Craig Patton, project planner, presented this item.

Public Comment: Jun Sillano (Applicant’s Representative)

Decision: The Zoning Administrator found that the project is for the demolition and construction of a single family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of a 3,214 square foot single family dwelling and attached garage, and construction of a 4,110 square foot single family dwelling, 613 square foot attached garage, and a 1,757 square foot basement.

3. PLN220059 - ALHADI

Public hearing to consider allowing construction of a 3,651 square foot single family dwelling with an attached 718 square foot garage.

Project Location: 2865 17 Mile Dr, Pebble Beach, CA 93940, Greater Monterey Peninsula Area Plan (APN 007-201-015-000)

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

Craig Patton, project planner, presented this item, including a change to the timing for Condition 6.

Public Comment: Patrick LeMaster (Applicant’s Representative)

Decision: The Zoning Administrator found that the project is construction of a single family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the construction of a 4,369 square foot single family dwelling inclusive of

a 718 square foot attached garage; and a Tree Removal Permit for the removal of one Monterey pine tree.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 9:55 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Peterson, Zoning Administrator Clerk

APPROVED ON _____