

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**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:**

/S/ Mike Novo

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**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:** /S/ Felicia Peterson

**Felicia Peterson, Zoning Administrator Clerk**

**APPROVED ON** 1-12-23