

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1141 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Final

Thursday, January 26, 2023

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, Connor Cappi

Representative from Engineering Services, Armando Fernandez

Absent:

Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

- A. Acceptance of the January 12, 2023 Zoning Administrator Monterey County meeting minutes.

The Zoning Administrator accepted the January 12, 2023, Monterey County Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN190184 - HEISLER

Public hearing to consider the installation of a test well on an undeveloped parcel and the removal of four protected trees.

Project Location: 90 Crest Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15303(e) of the CEQA Guidelines.

Anna Quenga, project planner, presented the request for a continuance of the hearing of this project.

Public Comment: None

Decision: The Zoning Administrator continued the hearing of this item to February 9, 2023.

2. PLN190287 - WIDJAJA DARBANI & JUNI RUSLI

Public hearing to consider the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first

floor.

Project Location: 11020 Pajaro Street, Castroville (Assessor's Parcel Number 030-184-002-000), North County Area Plan, Castroville Community Plan

Proposed CEQA action: Categorically Exempt per Section 15303(b) of the CEQA Guidelines

Mary Israel, project planner, presented this item. Armando Fernandez from Engineering Services addressed questions from the Zoning Administrator.

Public Comment: Mark Norris (Applicant)

Decision: The Zoning Administrator found that the project involves construction of a multi-family dwelling of no more than four units, which qualify as Class 3 Categorical Exemption pursuant to Section 15303(b) and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and approved a Use Permit and Design Approval to allow the construction of a two-story apartment building consisting of three 950 square foot units on the second floor with one 976 square foot accessory dwelling unit on the first floor.

3. PLN220235 - DAOU GEORGES TR

Public hearing to consider allowing the demolition of a 4,137 square foot single family dwelling and construction of a 4,492 square foot single family dwelling with an attached garage, a 475 square foot underfloor storage room, 539 square foot roof deck, and a detached a 363 square foot accessory dwelling unit. Associated site improvements include removal of two protected Coast live oak trees, installation of permeable concrete walkways, terraces and courtyard, replacement of the existing driveway, new site walls and entry gate, and grading.

Project Location: 3223 Forest Lake Rd, Pebble Beach, Del Monte Forest Land Use Plan, (APN: 008-332-017-000)

Proposed CEQA action: Finding the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302

Zoe Zepp, project planner, presented this item.

Public Comment: Erik Dyar (applicant)

Decision: The Zoning Administrator found that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof

deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit (ADU); and d) Coastal Development Permit to allow the removal of two (2) protected Coast live oak trees.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 9:56 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY:

Felicia Peterson, Zoning Administrator Clerk

APPROVED ON _____