

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, September 29, 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 September 8, 2022 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the September 8, 2022 Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN220066 - LO & APPELIN

Public hearing to consider a demolition of an existing 2,855 square foot single family dwelling with an attached garage & construction of 7,425 square foot multi-story single family dwelling, a 1,566 square feet garage, a 512 square foot pool house and a 836 square foot pool on slopes exceeding 30 percent.

Project Location: 1508 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-222-014-000), Del Monte Forest, Coastal Zone

Proposed CEQA Action: Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the CEQA Guidelines

Son Pham-Gallardo, project planner, presented this item.

Public Comment: Jennifer Lo (Applicant Representative)

Decision: The Zoning Administrator found that the project qualifies as a Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a

Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,855 square foot single family dwelling with an attached garage and construction of 7,425 square foot multi-story single family dwelling with a basement, 1,566 square foot garage, a 512 square foot pool house and a 836 square foot pool; and a Coastal Development Permit to allow development on slopes exceeding 30 percent.

2. PLN210178 - DODSWORTH JOHN A & SHERYL S TRS ET AL

Public hearing to consider allowing the demolition of an existing single-family dwelling and attached carport (Approx. 2,146 sq. ft.) and construction of a new single-family dwelling and attached garage (Approx. 2,851 sq. ft.) and porch and deck (Approx. 525 sq. ft.) in the floodway fringe of the Carmel Valley floodplain.

Project Location: 33 De Los Helechos, Carmel Valley, Carmel Valley Master Plan, (APN: 189-311-003-000)

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: Luke Ingram (Applicant Representative), Sherri Dodsworth

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: an Administrative Permit and Design Approval to allow the demolition of the existing 1,476 square foot single-family dwelling, 216 square foot attached carport, 454 square foot attached storage and replace with a new 2,323 square foot single-family dwelling, an additional 528 square foot attached garage, 141 square feet of covered porch and 384 square feet of deck. Colors and materials to match the existing residence; and a Use Permit to allow development within the Floodway Fringe of the Carmel River.

3. PLN210275 - ROSCH FRANCIS C & MANTICA ALFREDO TRS

Public hearing to consider a construction of a new two-story 6,212 square foot single family dwelling, 771 square foot detached two-car garage, 798 square foot accessory dwelling unit, 1,234 square foot pool, 666 square foot pool house, 2,671 square feet of decks and patios, and new on-site septic system; development on slopes in excess of 30 percent and removal of three Coast live oak trees. Grading consists of approximately 2,850 cubic yards of cut and 350 cubic yards of fill.

Project Location: 16 Potrero Trail, Carmel, Santa Lucia Preserve Phase C

Proposed CEQA action: Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164

Kayla Nelson, project planner, presented this item.

Public Comment: Ainel Le (Applicant Representative)

Decision: The Zoning Administrator considered an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and approved a Combined Development Permit consisting of: an Administrative Permit and Design Approval to allow the construction of a new two-story 6,212 square foot single family dwelling, a 771 square foot detached two-car garage, a 798 square foot accessory dwelling unit, a 666 square foot pool house, and 2,671 square feet of decks and patios. The project includes grading of approximately 2,850 cubic yards of cut and 350 cubic yards of fill, new on-site wastewater treatment system, and a 1,234 square foot pool; and a Use Permit to allow development on slopes in excess of 30 percent; and a Tree Removal Permit to allow removal of 3 Coast live oak trees.

4. PLN210233 - HASTINGS JUSTIN

Public hearing to the after-the-fact approval to allow a 594 square foot detached two-story accessory dwelling exceeding 16 feet in height and a 207 square foot shed with a 250 square foot covered patio to clear Code Enforcement violation (18CE00527), and the construction of a 258 square foot one-story addition to the ADU and a breezeway connecting the shed and covered patio to the existing single family dwelling.

Project Location: 227 Salsipuedes Rd, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e)

Kayla Nelson, project planner, presented this item.

Public Comment: Justin Hastings (Applicant)

Decision: The Zoning Administrator found that the alteration and addition to existing structures qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301(a) and (e), and there are no exceptions pursuant to Section 15300.2; and approved after the fact permits to clear Code Enforcement violation (18CE00527) consisting of a: Use Permit and Design Approval for a 594 square foot detached two-story accessory dwelling unit (ADU) exceeding 16 feet in height; and a Design Approval for 207 square foot shed with a 250 square foot covered patio; and approved a Design Approval to allow a 258 square foot one-story addition to the ADU (total of 852 square feet) and a breezeway attaching the shed and covered patio to the existing single family dwelling.

ADJOURNMENT

This meeting was adjourned at 10:09 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Peterson, Zoning Administrator Clerk
APPROVED ON_____