

County of Monterey

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



Meeting Minutes - Draft

Thursday, May 9, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

**Mike Novo, Zoning Administrator
Nicki Fowler, Environmental Health
Borra Akkaya, Engineering Services
Katherine Day, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

- A.** Acceptance of the April 25, 2024, County of Monterey Zoning Administrator meeting minutes.

The Zoning Administrator accepted the April 25, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230159 - MOSS LANDING POWER COMPANY LLC

Public hearing to consider inspections and repairs to a 350 linear foot section of an existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: Between 12151 Dolan Road and 357 Dolan Road, Moss Landing.

Proposed CEQA Action: Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15284.

Fionna Jensen, Project Planner, presented the item.

Public Comment: Leah Parrilla, Applicant, and Chrissie Klinkowskie, PG&E Biologist.

The Zoning Administrator found that the project Statutorily Exempt pursuant to CEQA Guidelines; and approved a Coastal Development Permit to allow inspections and repairs to a 350 linear foot section of an existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area. The Zoning Administrator made non-substantive changes to the resolution, and added to condition #4, in the section of compliance and monitoring action, that PG&E provide copies of any permits from state and federal biological agencies.

2. PLN200315 - PACKARD JULIE E TR

Public hearing to consider expanding a stormwater detention pond (0.99 acres in total) and improving the existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: No address assigned. Located immediately south of parcel with addresses of 1957 & 1965 Highway 1, North County Land Use Plan.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Fionna Jensen, Project Planner, presented the item.

Public Comment: Megan Barker, Agent/Biologist

The Zoning Administrator adopted a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074; approved a Coastal Development Permit to allow expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area; and adopted a Mitigation Monitoring and Reporting Plan. The Zoning Administrator made non-substantive changes to the resolution and added onto condition #9, under monitoring action, for the Resource Conservation District of Monterey County to provide copies of any permits from state and federal biological agencies. The Zoning Administrator also amended condition #9 to allow other qualified biologists, and added under condition #10, monitoring action, county grading inspector will ensure compliance prior to final inspection.

3. PLN220131 - GARCIA REYNALDO JR & KAPIOLANIE

Consider construction of a new 848 square feet single family dwelling with 86 square feet covered porch and the conversion of an existing 704 square feet detached garage into an accessory dwelling unit.

Project Location: 11260 Poole Street, Castroville

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Mark Norris, Agent

The Zoning Administrator found that the project 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 application to allow the construction of a new 848 square foot single family dwelling, an 86 square foot covered porch and the conversion of an existing 704 square foot detached garage into an accessory dwelling unit, with a correction under the CEQA paragraph that section 15303 allows construction or conversion of up to two houses in a residential zone.

4. PLN200208 - GUNSEL

Public hearing to consider construction of a 1,200 square foot Accessory Dwelling Unit.

Project Location: 24806 Handley Drive, Carmel, Carmel Area Land Use Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Glenn Warner, Architect; Sahin Gonsel, Applicant

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approved a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot detached Accessory Dwelling Unit with an attached 256 square foot deck. The Zoning Administrator made non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:14 am