

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, June 27, 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

Conner Cappi, Environmental Health

Public Works: N/A

Environmental Services: N/A

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk informed the Zoning Administrator of one correspondence letter received from the public for Agenda Item No. 1, PLN210165, which was distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the June 13, 2024, County of Monterey Zoning Administrator meeting minutes.**

The Zoning Administrator accepted the June 13, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN210165 - MARINOVICH JEAN AND BUTIER PETER

Consider the construction of a 4,425 square foot single-family residence with a 300 square foot carport; and a 1,968 square foot barn, garage, and office, accessory to an agricultural use (lavender cultivation) and a Variance to allow an increase in the maximum allowable building site coverage, from 3% to 8%.

Project Location: 264 Giberson Road, Moss Landing

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, New Structures, and there are no exceptions pursuant to Section 15300.2.

Zoe Zepp, Project Planner, presented the item, and requested a new condition from Environmental Health. Connor Cappi, Environmental Health, also responded to questions from the Zoning Administrator.

Public Comments: Jean Marinovich, Applicant; Nancy Jobst, neighbor

The Zoning Administrator found the project exempt from CEQA pursuant to section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit to allow the construction of a 4,425 square foot three story single family residence with an attached 300 square foot carport and a

detached 1,968 square foot two story barn, garage, and office, accessory to an agricultural use (lavender cultivation); a Coastal Administrative Permit to allow alteration of an existing irrigation well to allow use as a domestic production well; and a variance to allow an increase in the maximum allowable building site coverage, from 3.0% to 8.0% and addition or a new condition: deed restriction. The Zoning Administrator made non-substantive changes to the resolution.

2. PLN230291 - RATAUL BALBIR TR

Consider the construction of a test well within 100 feet of environmentally sensitive habitat.

Project Location: 46820 Clear Ridge Road, Big Sur

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to section 15300.2.

Hya Honorato, Project Planner, presented the item and requested a restoration condition be added to the project conditions.

Public Comments: Michael Linder, Agent

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and approving a Combined Development Permit consisting of a Coastal Administrative Permit for a test well; and a Coastal Development Permit for development within 100 feet of environmentally sensitive habitats. The Zoning Administrator agreed to add the restoration plan condition, allowing the earlier approved landscaping to remain and restoration of the rest to coastal grassland prairie. The Zoning Administrator also deleted “residential” after watershed and scenic conservation, and some non-substantive changes.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:58 am