

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, January 25, 2024

9:30 AM

Monterey County Zoning Administrator

Mike Novo, Zoning Administrator

9:30 A.M - CALL TO ORDER

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

**Mike Novo, Zoning Administrator
Katherine Day, Environmental Services
Bora Akkaya, Engineering Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk informed the Zoning Administrator of additional correspondence received for Agenda Item No. 2, PLN230140 – Hodge and Agenda Item No. 3, PLN150755-AMD2 – Raven which were distributed by email.

ACCEPTANCE OF MINUTES

1. Acceptance of the January 11, 2024, County of Monterey Zoning Administrator meeting minutes.

The Zoning Administrator accepted the January 11, 2024, meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN230140 - HODGE/KEARE**

Public hearing to consider the demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit and the construction of a two story single family residence (approx. 8,400 square feet) with a basement (approx. 2,700 square feet), an accessory dwelling unit (approx. 960 square feet) with an attached garage, a 320 square foot pool, and associated site improvements within 750 feet of known archaeological resources.

Project Location: 3406 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2.

Hya, Honorato, Project Planner, presented the item.

Public Comment: Applicant Representatives Aengus Jeffers, David Stocker and John Hodge; Jennifer Rosenthal.

The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions listed in Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of a 6,256 square foot main residence with

an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool and associated site improvements; a Coastal Administrative Permit and Design Approval to allow construction of 960 square foot accessory dwelling unit with an attached three-car garage; and A Coastal Development Permit for development within 750 feet of known archaeological resources. This approval included the addition of a notice of report condition, the modification of the landscape plan and maintenance condition, replacement of the Redbud trees with Oak trees throughout the resolution, clearly listing the colors in the resolution, the flexibility to allow the property owner to move the house back two feet, and non-substantive changes.

3. PLN150755-AMD2 - RAVEN SCOTT & RAVEN CHARLYSE

Public hearing to consider a second Minor and Trivial Amendment to previously approved Combined Development Permit (PLN150755), as amended by PLN150755-AMD1, that allowed construction of a 4,061 square foot single family dwelling with a 298 square foot attached garage within 750 feet of a known archaeological resource and 100 feet of Environmentally Sensitive Habitat Area, a Variance to increase the allowable site coverage by 3.9%, and a Variance to increase the allowable floor area ratio by 5.3%. This second Amendment would reduce the previously approved floor area by 610 square feet and site coverage by 468 square feet resulting in a 3,460 square foot single family dwelling with a 289 square foot garage, eliminate the floor area ratio and site coverage variances, and include approximately 4,000 square feet of off-site riparian habitat restoration.

Project Location: 3213 Whitman Lane, Pebble Beach, Coastal Zone.

Proposed CEQA Action: Consider an Addendum together with a previously adopted Negative Declaration pursuant to CEQA Guidelines sections 15162 and 15164.

Fionna Jensen, Project Planner, presented the item.

Public Comment: Applicant Representative Anthony Lombardo.

The Zoning Administrator considered the Addendum together with the previously adopted Negative Declaration (SCH. No. 2018031054) pursuant to CEQA Guidelines sections 15162 and 15164; and approved a Second Minor and Trivial Amendment to previously approved Combined Development Permit (PLN150755), as amended by PLN150755-AMD1, that allowed construction of a 4,061 square foot single family dwelling with a 298 square foot attached garage within 750 feet of a known archaeological resource and 100 feet of Environmentally Sensitive Habitat Area, a Variance to increase the allowable site coverage by 3.9%, and a Variance to increase the allowable floor area ratio by 5.3%. This second Amendment reduces the previously approved floor area by 610 square feet and site coverage by 468 square feet resulting in a 3,460 square foot single family dwelling with a 289 square foot garage, eliminates the floor area ratio and site coverage variances, and includes

approximately 4,000 square feet of off-site riparian habitat restoration on APN 008-361-028-000. This approval includes non-substantive changes and adding the assessor’s parcel number of the restoration site to the resolution.

OTHER MATTERS

None

ADJOURNMENT

Mike Novo adjourned the meeting at 10:35 am

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY:

Armida R. Estrada, Zoning Administrator Clerk

APPROVED ON _____