

# Monterey County

Agenda Item A

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## **Action Minutes - Draft**

**Thursday, April 30, 2020**

**9:30 AM**

### **Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**CALL TO ORDER**

The meeting was called to order by Mike Novo at 9:31 A.M.

**ROLL CALL**

**Present:**  
Zoning Administrator – Mike Novo

**Absent:**  
**Representatives for:**  
Environmental Services  
RMA/Public Works  
Environmental Health Bureau

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None.

**ACCEPTANCE OF MINUTES**

- A.** Acceptance of the February 12, 2020, March 13, 2020 and April 9, 2020 Zoning Administrator Meeting Minutes.

**The Zoning Administrator accepted the meeting minutes for February 13, 2020, March 12, 2020, and April 9, 2020.**

**9:30 A.M. - SCHEDULED ITEMS**

- 1.** **PLN190339 - CROCKETT TODD & KIM L TRS**  
Public hearing to consider repairs and alterations to an existing two-story single family dwelling, including changes to the interior floor plan, new doors and window openings, replacement of existing deck and stairs, and new exterior colors and materials while maintaining the existing legal nonconforming structure height and floor area ratio.  
**Project Location:** 26303 Ocean View Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone  
**Proposed CEQA action:** Categorically Exempt Per Section 15301(a) of the CEQA Guidelines  
**PLN190339 - CROCKETT**  
Jacquelyn Nickerson, Project Planner, presented this project.  
**Applicant: Kim Crockett**

Public Comment: None.

**Decision:** The Zoning Administrator found that the project involves a minor alteration of an existing single family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit and Design Approval to allow repairs and minor alterations to an existing 2,542 square foot two-story single family dwelling inclusive of an attached garage while maintaining the existing legal non-conforming structure height and floor area ratio; and replacement of an existing deck and stairs.

2.

**PLN170049 - SILVA**

Public hearing to consider after-the-fact development on slopes of 25% or greater and additional new development on slopes of 25% or greater for the purpose of expanding an agricultural operation (lemon and avocado orchards) and after-the-fact removal of one (1) Coast live oak.

**Project Location:** 32430 Sanchez Rd, Soledad (Assessor's Parcel Number 417-131-043-000), Central Salinas Valley Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15304 of the CEQA Guidelines

**PLN190355 - BROWN**

Richard Craig Smith, Project Planner, and Craig Spencer, RMA Planning Manager, presented this project.

**Applicant Representative:** Anatoly Ostretsov (Architect)

Public Comment: None.

**Decision:** The Zoning Administrator found that the project includes minor alterations and repairs to a single family dwelling and guesthouse, including demolition of an existing garage and conversion of the guesthouse into an Accessory Dwelling Unit, which qualify as a Class 1 Categorical Exemption pursuant to Sections 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

1. Coastal Administrative Permit and Design Approval to allow:
  - i. Additions of 121 sq. ft. to the existing 1,579 sq. ft. single family dwelling,
  - ii. Demolition of the existing 280 sq. ft. attached garage and construction of a new 357 sq. ft. attached garage; and
  - iii. Conversion of the existing 313 sq. ft. guesthouse to an Accessory dwelling Unit and additions of 49 sq. ft. to the structure, resulting in a 362 sq. ft. ADU.
2. Coastal Development Permit to allow for repairs and alterations to a non-conforming structure while maintaining a non-conforming lot coverage of 40 percent.

The Zoning Administrator included non-substantive changes to the resolution and a note that the permit was valid for three years to commence.

3.

**PLN190281 - JRJ PARTNERS, LLC**

Public hearing to consider an amendment to a previously approved Use Permit (PLN040143) which allowed the construction of a 17,520 square foot metal building. The amendment will allow the construction of a 9,000 square foot addition to the existing metal building.

**Project Location:** 25445 Chualar River Road, Chualar, Central Salinas Valley Area Plan.

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

**PLN190281 – JRJ PARTNERS**

Yasmeen Hussain, Project Planner, presented this project.

**Applicant:** Mog Cobatu

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project is an attached accessory structure to an existing metal building which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved an amendment to a previously approved Use Permit (PLN040143) which allowed the construction of a 17,520 square foot metal building. The amendment will allow the construction of a 9,000 square foot addition to the existing metal building for seed storage, sales, and distribution.

The Zoning Administrator included non-substantive changes to the resolution, a standard condition for lighting plan review, and a note that the permit was valid for three years to commence.

**4.**

**PLN170049 - SILVA**

Public hearing to consider after-the-fact development on slopes of 25% or greater and additional new development on slopes of 25% or greater for the purpose of expanding an agricultural operation (lemon and avocado orchards) and after-the-fact removal of one (1) Coast live oak.

**Project Location:** 32430 Sanchez Rd, Soledad (Assessor's Parcel Number 417-131-043-000), Central Salinas Valley Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15304 of the CEQA Guidelines

**PLN170049 - SILVA**

Nadia Garcia, Project Planner, presented this project.

**Applicant Representative:** Belinda Taluban (engineer) and Manual Amaral

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project is a minor alteration to land for the purpose of expansion of an agricultural operation (orchards) which qualifies as a Class 4 Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and

- 1) Approved a Ministerial Permit for:
  - a) After-the-fact development on slopes of less than 25% (between 15% and 25% slopes) over a previously intermittently cultivated area of 1.28 acres (Area 1 of attached project plans), for the establishment of orchards (lemon and avocados) with no additional grading;
  - b) New development on slopes of less than 25% (between 15% and 25% slopes) over an uncultivated area of 0.86 acres (Area 3 of attached project plans), for the establishment of orchards (lemon and avocados) with grading of 246 cubic yards of cut and 246 cubic yards of fill.
- 2) Approved an Administrative Permit for:
  - a) After-the-fact development on slopes of 25% or greater (between 25% and 38% slopes) over an uncultivated area of 1.99 acres (Area 2 of attached project plans), for the establishment of orchards (lemon and avocados) with grading of 621 cubic yards of cut and 621 cubic yards of fill;
  - b) New development on slopes of 25% or greater (between 25% and 33% slopes) over an uncultivated area of 0.33 acres (Area 4 of attached project plans), for the establishment of orchards (lemon and avocados) with grading of 74 cubic yards of cut and 74 cubic yards of fill; and
- 3) Approved after-the-fact tree removal of one (1) Coast live oak tree.

The Zoning Administrator included non-substantive changes to the resolution.

**OTHER MATTERS**

**ADJOURNMENT**

10:33 am

APPROVED:

\_\_\_\_\_  
Mike Novo, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_  
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON \_\_\_\_\_

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# Monterey County

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901*



## Action Minutes - Draft

Thursday, May 14, 2020

9:30 AM

## Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**9:30 A.M - Call to Order**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Zoning Administrator – Mike Novo  
Environmental Health Bureau – Roger VanHorn

**Absent:**

Representatives for:  
Environmental Services  
RMA/Public Works

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**9:30 A.M. - SCHEDULED ITEMS**

Two letters from the public for Agenda item No. 1, PLN190295 – Chavez, were distributed on the dais.

**PLN190295 - CHAVEZ**

Public hearing to consider a Combined Development Permit to allow the construction of a new single family dwelling with attached garage, development within 100 feet of environmentally sensitive habitat, and the removal of ten coast live oak trees.

**Proposed CEQA Action:** Categorically Exempt Per Section 15303(a) of the CEQA Guidelines

**Project Location:** 299 Walker Valley Road, Castroville, 95012, Coastal Zone

**PLN190295 – CHAVEZ**

Mary Israel, Project Planner, presented this project.

**Applicant:** Arturo Cardenas

**Public Comment:** Ralph Jimenez and Roger Heckel

**Decision:** The Zoning Administrator found that the project involves the construction of a new single family dwelling which qualifies for a Class 3 Categorical Exemption pursuant to section 15303(a) the CEQA Guidelines, 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 the construction of a 9,460 square foot single family dwelling with 1,171 square feet of decks and steps, and a

- 1,108 square foot attached three-car garage; and
- b. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and
  - c. Coastal Development Permit to remove ten (10) oak trees.
- The Zoning Administrator included non-substantive changes to the resolution, changes to condition 6, added the standard condition for Notice of Reports, and a note that the permit was valid for three years to commence.

**OTHER MATTERS**

None.

**ADJOURNMENT**

10:10 am

APPROVED:

\_\_\_\_\_  
Mike Novo, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_  
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON \_\_\_\_\_

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