

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Thursday, June 29, 2023**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

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

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

**ROLL CALL**

**Mike Novo, Zoning Administrator**

**Connor Cappi, Representative from Environmental Health**

**Bora Akkaya, Representative from HCD Engineering Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Armida Estrada informed the Zoning Administrator of documents received from the public for Agenda Item No. 3 – PLN230023 – Stepanek and for Agenda Item No. 4 – PLN210325 – San Antonio LLC, which were distributed on the dais and through email.**

**ACCEPTANCE OF MINUTES**

**None**

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

**1. PLN220132 - RIVER MEADOWS 9 LLC**

Public hearing to consider construction of a 4,417 square foot one-story single family dwelling with an attached 528 square foot two-car garage, detached 835 square foot accessory dwelling unit, 585 square foot detached pool house/office and swimming pool within 200 feet of the Carmel River floodplain.

**Project Location:** 8620 River Meadows Road, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA action:** Finding the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

**Mary Israel, Project Planner, presented the item.**

**Public Comment: Applicant Representative Samuel Pitnick; Applicant Mike Hirst**

**Decision: The Zoning Administrator found 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; and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 4,417 square foot one-story single family dwelling with an attached 528 square foot two-car garage, detached 835 square foot accessory dwelling unit, 585 square foot detached pool house/office and swimming pool. Colors and materials to be dark gray stained wood and cream stucco siding with cream stone veneer, dark bronze**

**doors and windows and dark gray metal roofing; and a Use Permit to allow development within 200 feet of the Carmel River floodplain. The approval included amendments to the height of the structure and non-substantive changes to the resolution.**

**2. PLN220161 - JARAMILLO**

Public hearing to consider grading (approximately 1,260 cu. yds. cut/8,360 cu. yds. fill) development on slopes in excess of 25%.

**Project Location:** 2770 North El Camino Real, Salinas, North County Area Plan

**Proposed CEQA action:** Find the project qualifies for a Class 1 Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines

**Anna Quenga, Project Planner, presented the item.**

**Public Comment: Applicants Johnny and Jennifer Jaramillo**

**The Zoning Administrator trailed the item to later in the meeting.**

**3. PLN230023 - STEPANEK JAROSLAV & HANA TRS**

Public hearing to consider construction of a two-story single family dwelling (2,965 square feet) with an attached garage (493 square feet) and a detached accessory dwelling unit (788 square feet).

**Project Location:** 1029 Rodeo Road, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

**Kayla Nelson, Project Planner, presented the item.**

**Public Comment: Applicant Representative Patrick Lemaster; Jaroslav Stepanek.**

**Decision: 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 to allow the construction of a 2,965 square foot two-story single family dwelling with a 493 square foot attached garage and a 788 square foot detached accessory dwelling unit with the addition of the standard height verification condition and non-substantive changes to the resolution.**

**2. PLN220161 JARAMILLO**

Public hearing to consider grading (approximately 1,260 cu. yds. cut/8,360 cu. yds. fill) development on slopes in excess of 25%.

**Project Location:** 2770 North El Camino Real, Salinas, North County Area Plan

**Proposed CEQA action:** Find the project qualifies for a Class 1 Categorically

**Exempt pursuant to Section 15301 of the CEQA Guidelines**

**The Zoning Administrator resumed with the trailed item, PLN220161 – Jaramillo.**

**Decision: The Zoning Administrator referred the item to the Planning Commission due to potential policy and precedent issues.**

**4. PLN210325 - 2514 SAN ANTONIO LLC (FORMERLY BEARMAN)**

Public hearing to consider the major remodel of a legal nonconforming single family dwelling, involving minor demolition and additions, within 750 feet of a positive archaeological site.

**Project Location:** 26363 Scenic Road, Carmel

**Proposed CEQA action:** Categorically Exempt per CEQA Guidelines Section 15301(l)(1).

**Anna Quenga, Project Planner, presented the item.**

**Public Comment: Applicants Representatives Anthony Lombardo and Jun Siliano; George Hoover, Sally Hoover, Harlem Bradley.**

**Decision: The Zoning Administrator found that the project involves the major remodel of a single-family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 and approved a Combined Development Permit consisting of a Coastal Development Permit to allow additional maintenance and repairs to a legal non-conforming structure resulting in a reduction of floor area from 63.4% (2,950 square feet) to 63.23% (2,942 square feet); a Design Approval to allow a major remodel of a 2,950 square foot two-story legal non-conforming single family dwelling, including demolishing 231 square feet and constructing a 49 square foot addition at the main level, construction of a 174 square foot addition to the upper level, and exterior design, color and materials changes; and a Coastal Development Permit to allow development within 750 feet of a positive archeological site with the addition of a non-standard condition to require the licensed contractor to verify the floor area of the structure at the framing stage.**

**OTHER MATTERS**

None

**ADJOURNMENT**

**Meeting adjourned by Zoning Administrator, Mike Novo at 11:31 a.m.**

**APPROVED:**

/s/ Mike Novo

**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:**

/s/ Melissa McDougal

**Melissa McDougal, Zoning Administrator Clerk**

**APPROVED ON:** 12-14-23