

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1141 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**Thursday, September 8, 2022**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - CALL TO ORDER**

The meeting was called to order by Zoning Administrator Novo at 9:30 a.m.

Zoning Administrator Novo went over Zoom procedures.

**ROLL CALL****Present:**

**Mike Novo, Zoning Administrator**

**Representative from Environmental Health, Bryan Escamilla**

**Representative from Engineering Services, Armando Fernandez**

**Absent:**

**Representative from Environmental Services**

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**ACCEPTANCE OF MINUTES**

- A. Approval of the August 25, 2022 Zoning Administrator meeting minutes.

**The Zoning Administrator accepted the August 25, 2022, Zoning Administrator meeting minutes with the correction to Armando Fernandez being a representative of Engineering Services.**

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

**1. PLN210195 - ANDERSON**

Public hearing to consider construction of a new access roadway in a "VS" District and on slopes in excess of 25%.

**Project Location:** 28865 Underwood Rd, Toro

**Proposed CEQA action:** Find the project Categorical Exempt per Section 15301 of the CEQA Guidelines.

**Craig Patton, project planner, presented this item.**

**Public Comment: Gary Anderson (Applicant)**

**Decision: The Zoning Administrator found that construction and alteration of an access roadway qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: an Administrative Permit for construction of a new access roadway in a**

**“VS” District; a Use Permit to allow grading on slopes in excess of 25%; and a Tree Removal Permit to allow the removal to two protected trees.**

**2. PLN210326 - EDDY**

Public hearing to consider allowing demolition of an existing residence and construction of a 4,110 square foot single family dwelling with an attached 613 square foot garage and 1,757 square foot basement.

**Project Location:** 958 Coral Dr, Pebble Beach, CA 93940, Greater Monterey Peninsula Area Plan (APN 007-255-020-000)

**Proposed CEQA Action:** Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines.

**Craig Patton, project planner, presented this item.**

**Public Comment: Jun Sillano (Applicant’s Representative)**

**Decision: The Zoning Administrator found that the project is for the demolition and construction of a single family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of a 3,214 square foot single family dwelling and attached garage, and construction of a 4,110 square foot single family dwelling, 613 square foot attached garage, and a 1,757 square foot basement.**

**3. PLN220059 - ALHADI**

Public hearing to consider allowing construction of a 3,651 square foot single family dwelling with an attached 718 square foot garage.

**Project Location:** 2865 17 Mile Dr, Pebble Beach, CA 93940, Greater Monterey Peninsula Area Plan (APN 007-201-015-000)

**Proposed CEQA Action:** Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

**Craig Patton, project planner, presented this item, including a change to the timing for Condition 6.**

**Public Comment: Patrick LeMaster (Applicant’s Representative)**

**Decision: The Zoning Administrator found that the project is construction of a single family dwelling which 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 4,369 square foot single family dwelling inclusive of**

**a 718 square foot attached garage; and a Tree Removal Permit for the removal of one Monterey pine tree.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**This meeting was adjourned at 9:55 am**

**APPROVED:**

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

**ATTEST:**

**BY: \_\_\_\_\_**  
**Felicia Peterson, Zoning Administrator Clerk**

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