

# **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, May 9, 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  
Nicki Fowler, Environmental Health  
Borra Akkaya, Engineering Services  
Katherine Day, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**None**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the April 25, 2024, County of Monterey Zoning Administrator meeting minutes.**

**The Zoning Administrator accepted the April 25, 2024, County of Monterey Zoning Administrator meeting minutes.**

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

- 1. PLN230159 - MOSS LANDING POWER COMPANY LLC**

Public hearing to consider inspections and repairs to a 350 linear foot section of an existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area.

**Project Location:** Between 12151 Dolan Road and 357 Dolan Road, Moss Landing.

**Proposed CEQA Action:** Find the project Statutorily Exempt pursuant to CEQA Guidelines section 15284.

**Fionna Jensen, Project Planner, presented the item.**

**Public Comment: Leah Parrilla, Applicant, and Chrissie Klinkowskie, PG&E Biologist.**

**The Zoning Administrator found that the project Statutorily Exempt pursuant to CEQA Guidelines; and approved a Coastal Development Permit to allow inspections and repairs to a 350 linear foot section of an existing PG&E natural gas pipeline within 100 feet of Environmentally Sensitive Habitat Area. The Zoning Administrator made non-substantive changes to the resolution, and added to condition #4, in the section of compliance and monitoring action, that PG&E provide copies of any permits from state and federal biological agencies.**

**2. PLN200315 - PACKARD JULIE E TR**

Public hearing to consider expanding a stormwater detention pond (0.99 acres in total) and improving the existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area.

**Project Location:** No address assigned. Located immediately south of parcel with addresses of 1957 & 1965 Highway 1, North County Land Use Plan.

**Proposed CEQA Action:** Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

**Fionna Jensen, Project Planner, presented the item.**

**Public Comment: Megan Barker, Agent/Biologist**

**The Zoning Administrator adopted a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074; approved a Coastal Development Permit to allow expansion of a stormwater detention pond (0.99 acres in total) and improvements to an existing water level control structure and outlet structure within 100 feet of Environmentally Sensitive Habitat Area; and adopted a Mitigation Monitoring and Reporting Plan. The Zoning Administrator made non-substantive changes to the resolution and added onto condition #9, under monitoring action, for the Resource Conservation District of Monterey County to provide copies of any permits from state and federal biological agencies. The Zoning Administrator also amended condition #9 to allow other qualified biologists, and added under condition #10, monitoring action, county grading inspector will ensure compliance prior to final inspection.**

**3. PLN220131 - GARCIA REYNALDO JR & KAPIOLANIE**

Consider construction of a new 848 square feet single family dwelling with 86 square feet covered porch and the conversion of an existing 704 square feet detached garage into an accessory dwelling unit.

**Project Location:** 11260 Poole Street, Castroville

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

**Marlene Garcia, Project Planner, presented the item.**

**Public Comment: Mark Norris, Agent**

**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 application to allow the construction of a new 848 square foot single family dwelling, an 86 square foot covered porch and the conversion of an existing 704 square foot detached garage into an accessory dwelling unit, with a correction under the CEQA paragraph that section 15303 allows construction or conversion of up to two houses in a residential zone.**

**4. PLN200208 - GUNSEL**

Public hearing to consider construction of a 1,200 square foot Accessory Dwelling Unit.

**Project Location:** 24806 Handley Drive, Carmel, Carmel Area Land Use Plan.

**Proposed CEQA action:** Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303.

**McKenna Bowling, Project Planner, presented the item.**

**Public Comment: Glenn Warner, Architect; Sahin Gonsel, Applicant**

**The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approved a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot detached Accessory Dwelling Unit with an attached 256 square foot deck. The Zoning Administrator made non-substantive changes to the resolution.**

**OTHER MATTERS**

None

**ADJOURNMENT**

**The meeting was adjourned at 10:14 am**

***APPROVED:***

          /S/Mike Novo

*Mike Novo, Zoning Administrator*

***ATTEST:***

***BY:***

          /S/Melissa McDougal

*Melissa McDougal, Zoning Administrator Clerk*

**APPROVED ON June 13, 2024.**

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