

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, February 9, 2023

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, Connor Cappi

Representative from Engineering Services, Armando Fernandez

Absent:

Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Public correspondence was received for Agenda Item No. 1 PLN180523-AMD1 Isabella 2 LLC.

ACCEPTANCE OF MINUTES

- A. Acceptance of the October 13, 2022 and January 26, 2023 Monterey County Zoning Administrator meeting minutes.

The Zoning Administrator accepted the October 13, 2022, and January 26, 2023 Monterey County Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. **PLN180523-AMD1 - ISABELLA 2 LLC**

Public hearing to consider an amendment to reduce the size of an approved project resulting in the construction of an 1,837 square foot two-story single-family dwelling, and associated site improvements including 484 square feet of decks, removal of 4 Coastal live oaks, and 114 cubic yards of grading; development within 750 feet of known archaeological resources; modification of parking standards; and increase to the allowed floor area from 45 percent to 51 percent.

Project Location: 26308 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider a previously adopted Mitigated Negative Declaration.

Fionna Jensen, project planner, presented this project and provided some corrections during the presentation.

Public Comment: Robert Carver (Applicant Representative)

Decision: The Zoning Administrator considered the previously adopted

Mitigated Negative Declaration (SCH No. 2020029094), and found that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and approved a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) consisting of: a Coastal Administrative Permit and Design Approval to allow construction of a 1,837 square foot two-story single-family dwelling and associated site improvements; a Coastal Development Permit to allow development within 750 feet of known archaeological resources; a Coastal Development Permit to allow the modification of parking standards, including no covered parking and authorization to allow parking within the front setback to count toward the required parking; a Coastal Development Permit to allow the removal of four Coast live oaks; and a Variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent. The decision included accepting the corrections recommended by staff.

2. PLN210102 - SEA LA VIE CARMEL LLC

Public hearing to consider allowing a remodel and 556 square foot addition to an existing single-family home, construction of a 250 square foot shed, and removal of three Monterey cypress trees. The project is located within 100 feet of environmentally sensitive habitat (coastal bluff scrub), 750 feet of known archaeological resources, and within 50 feet of a coastal bluff.

Project Location: 30590 Aurora Del Mar, Carmel

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA guidelines section 15301

Phil Angelo, project planner, presented this project and a clarification to the Decision section.

Public Comment: Terry Latasa (Applicant), Joel Panzer (Applicant Representative)

Decision: The Zoning Administrator found that project, which is an addition to an existing single-family dwelling, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and none of the exceptions from section 15300.2 apply; and approved a Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow a 556 square foot addition to an existing single family home, replacement of an existing 125 square foot shed with a 250 square foot shed, and associated site improvements including replacements of existing decks and stairs; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (coastal bluff scrub); a Coastal Development Permit to allow development within 750 feet of known archaeological resources; a Coastal Development Permit to allow development within 50 feet of a coastal bluff; and a Coastal Development permit to allow

removal of 3 Monterey cypress trees, and 2 landmark size Eucalyptus trees. The decision included non-substantive changes to the resolution and the correction recommended by staff.

3. PLN190184 - HEISLER

Continued from January 26, 2023. Public hearing to consider the installation of a test well on an undeveloped parcel and the removal of four protected trees within 750 feet of a known archaeological resource.

Project Location: 90 Crest Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines.

Zoe Zepp, project planner, presented this project.

Public Comment: Karl Heisler (Applicant)

Decision: The Zoning Administrator found that the project qualifies as a Class 3 Categorical Exemption CEQA Categorical Exemption 15303(d)of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2. The Zoning Administrator approved a Combined Development Permit consisting of: a Coastal Administrative Permit for the construction of a single connection domestic test well on an undeveloped parcel zoned for single-family uses; a Coastal Development Permit for the removal of four (4) protected trees; and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 10:14 am

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/ Felicia Peterson

Felicia Peterson, Zoning Administrator Clerk

APPROVED ON 03/09/2023