

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, October 31, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:00 am

ROLL CALL

**Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Bora Akkaya, Arlen Blanca, Public Works
Katherine Day, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Correspondence for agenda item #1 PLN230217 and agenda item #2 PLN230218 was received and distributed to appropriate parties.

ACCEPTANCE OF MINUTES

- A.** Acceptance of the September 26, 2024, and October 10, 2024, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the September 26, 2024, and October 10, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230217 - VAN ESS PROPERTIES LLC

Public hearing to consider demolition of a 5,100 square foot single-family dwelling and construction of a 15,593 square foot two-story single-family dwelling with an attached 740 square foot garage and associated site improvements, including the removal of four planted Monterey cypress trees. The project involves ridgeline development, development within 100 feet of Environmentally Sensitive Habitat Area, and development within 750 feet of known archaeological resources.

Project Location: 182 Van Ess Way, Carmel.

Proposed CEQA Action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15302 and no exceptions apply under section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comments: Laura Lawrence, Agent; Dr. James Rossen, Neighbor

The Zoning Administrator found the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and no exceptions apply under section 15300.2; and approved a Combined Development Permit consisting of a. Coastal Administrative Permit and Design Approval to allow demolition of the existing 5,100 square foot single-family dwelling and construction of a replacement 15,593 square foot single-family dwelling, an

attached 740 square foot garage, and associated site improvements including the removal of four planted Monterey cypress trees; Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; Coastal Development Permit to allow ridgeline development; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The Zoning Administrator added a condition to implement the biologist's recommendations related to bees and butterflies, changed condition number 8, and included changes from the errata memo.

2. PLN230218 - VAN ESS PROPERTIES LLC

Public hearing to consider construction of a 2,309 square foot one-story single-family dwelling, inclusive of a garage, and associated site improvements including the removal of two planted Monterey cypress trees. The project involves development within 100 feet of environmentally sensitive habitat area and 750 feet of known archaeological resources.

Project Location: 179 Van Ess Way, Carmel.

Proposed CEQA Action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions apply under section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comments: Laura Lawrence, Agent; Dr. James Rossen, Neighbor

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions apply under section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,309 square foot single-family dwelling and associated site improvements including the removal of two planted Monterey cypress trees; Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area; and Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The Zoning Administrator changed condition number 12 to reflect the dates for the raptor survey, included cypress sapling in one of the conditions, and added a condition to implement the biologist's recommendations related to bees and butterflies.

3. PLN220120 - GEORGE BRETT WILLIAM

Public hearing to consider construction of a 1,097 square foot single family dwelling addition, a 650 square foot detached garage, and a 2,304 square foot barn; conversion of a 626 square foot non-habitable accessory structure into an accessory dwelling unit; and associated site improvements within the floodway fringe of the Carmel Valley Floodplain.

Project Location: 26605 Bonita Way, Carmel Valley

Proposed CEQA action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions to the exemption in section 15300.2 can be made.

Anna Quenga, on behalf of Christina Vu, Project Planner, presented the item.

Public Comments: Joshua Stewman, Agent

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Sections 15303, and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of Administrative Permit and Design Approval to allow the expansion of an existing single family dwelling consisting of a 1,029 square foot kitchen and master bathroom addition and a 68 square foot front entry; demolition of an existing 800 square foot detached shed; construction of a new 650 square foot detached garage and a new 2,304 square foot detached barn; conversion of a 626 square foot non-habitable accessory structure into an accessory dwelling unit and Use Permit to allow development within the floodway fringe of the Carmel Valley River. The Zoning Administrator made non-substantive changes to the resolution.

4. PLN230226 - FAY LAURA J

Public hearing to consider allowing the demolition of an existing 1,958 square foot two-story single family residence and a 330 square foot detached non-habitable accessory structure; and construction of an approximately 2,904 square foot two-story residence inclusive of an attached underground two-car garage and storage room, an approximately 179 square foot attached guesthouse, allow one parking space within the front setback, and associated site improvements. Grading consisting of approximately 507 cubic yards of cut.

Project Location: 24723 Guadalupe Street, Carmel

Proposed CEQA action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15302.

Marlene Garcia, Project Planner, presented the item.

Public Comments: Tom Sloan, Architect (Agent)

The Zoning Administrator found the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and no exceptions to the exemptions pursuant to section 15300.2 can be made; approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow demolition of an existing 1,958 square foot two-story single family residence and a 330 square foot detached non-habitable accessory structure; and construction of an approximately 2,904 square foot two-story residence inclusive of an attached underground two-car garage and storage room; a Coastal Administrative Permit and Design Approval to allow construction of a 179 square foot attached guesthouse; and a Coastal Administrative Permit to allow

one parking space within the front setback. The Zoning Administrator made non-substantive changes to the resolution and deleted condition number 11.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:36 am.

APPROVED:

 /S/Mike Novo
Mike Novo, Zoning Administrator

ATTEST:

BY:

 /S/ Armida Estrada
Armida Estrada, Zoning Administrator Clerk

APPROVED ON December 12, 2024