

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, October 12, 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 the Zoning Administrator at 9:30 a.m.

Mike Novo reviewed the Zoom Protocols.

ROLL CALL

Present:

Mike Novo, Zoning Administrator

Bora Akkaya, Representative from Public Works

Nicki Fowler, Representative from Environmental Health

Jess Barreras, Representative from Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Elizabeth Vasquez informed the Zoning Administrator of correspondence received for agenda item No. 2, PLN190171 – Hull James M & Lillian Y TRS.

ACCEPTANCE OF MINUTES

1. Acceptance of the September 14, 2023 County of Monterey Zoning Administrator meeting minutes.

Decision: The Zoning Administrator accepted the September 14, 2023, Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN190171 - HULL JAMES M & LILLIAN Y TRS**

Continued from September 14, 2023 - Public hearing to consider the conversion of a test well into potable well and the construction of a two-level 4,012 square foot single family dwelling inclusive of a three car attached garage. Associated site improvements include the removal of three protected Coast live oak trees and grading consisting of 300 cubic yards of cut and 369 cubic yards of fill.

Project Location: 74 Corona Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.

Proposed CEQA Action: Find 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.

Marlene Garcia, project planner, presented the item.

Bora Akkaya, Public Works, gave some information on road pavement conditions on Corona Road. The applicant would be responsible only for the damage during the construction. Public Works will visit the site and take pictures prior and during the encroachment period.

Nicki Fowler, Environmental Health Bureau, responded to comments made in

the correspondence received regarding the well.

Public Comment: Eric Miller (Applicant), Gwyn De Amaral, John Willsen

Nicki Fowler, Environmental Health Bureau, responded to public comments regarding the conversion of a test well into a production well. The well is already in existence. It's considered an inactive well because the Owner has the intention of using it and needs to be maintained in good order to not allow for groundwater contamination. The Zoning Administrator, Mike Novo, pointed out this is a well in the Coastal Zone which makes it subject to a discretionary permit, and therefore the California Environmental Quality Act (CEQA). A Categorical Exemption is a part of CEQA, in this case finding no significant impact from the project. He mentioned the change in health (septic) regulations since the 1600 square foot limitation was approved by the Board of Supervisors, Environmental Health went through a comprehensive analysis of the Carmel Highlands and adopted a program to deal with water quality issues.

Decision: Find 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 approve the Combined Development consisting of Coastal Administrative Permit to allow conversion of a test well into a production well, a Coastal Administrative Permit and Design Approval for the construction of a two-story single family dwelling, and a Coastal Development Permit to allow removal of trees. The Zoning Administrator also has non-substantive changes to the Resolution.

3. PLN190100 - ZIMMERMANN DANIEL R TR (FORMERLY WATERSUN DAVID)

Continued from September 28, 2023 - Public hearing to consider construction of a 2,710 square foot detached structure (three bedrooms, storage, and laundry room) with an attached 734 square foot carport and associated site improvements including a 524 square foot patio and installation of two 500-gallon underground water tanks. The proposed detached structure is an extension of a previously approved single family dwelling's habitable space.

Project Location: 46720 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, Coastal Zone.

Proposed CEQA action: Consider adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Fionna Jensen, project planner, presented the item.

Public Comment: Daniel Zimmermann (Applicant), Peter Strauss (Architect)

Decision: The Zoning Administrator adopted the Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; approve a

Combined Development Permit to allow construction of a detached structure; and adopt a Mitigation Monitoring and Reporting Plan. The Zoning Administrator incorporated the change to Finding 7, evidence I as suggested by staff. The Zoning Administrator mentioned an update to Finding 1, Evidence c, the end of the allowed uses sentence. Part of the unity is that a one bedroom house is being expanded to a larger house. Finding 1, evidence f, needs to reference the State requirements for the setback for the State Responsibility Area. Under Finding 7, the Coastal Implementation Plan has different language than the Land Use Plan. The language on the long-term maintenance will be included as a second sentence for the Finding. In Finding 7, evidence e, include CIP section 20.145.040.C.1.G. The Zoning Administrator also has non-substantive changes.

OTHER MATTERS

None

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 10:22 a.m.

APPROVED:/s/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:**BY:***Elizabeth Vasquez*

Elizabeth Vasquez, Zoning Administrator Clerk

APPROVED ON 11/9/23