

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, August 29, 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 a.m.

ROLL CALL

**Mike Novo, Zoning Administrator
Conner Cappi, Environmental Health
Bora Akkaya & Arlen Blanca, Public Works
Environmental Services – N/A**

PUBLIC COMMENT

Laura Fenwick, Member of Pebble Beach Equestrian, had a concern with a Demolition permit that has been issued for demolition of a historic horse stables. (Permit obtained August 26, 2023). These horse stables per her review should be identified as historic.

Meredith Crow Camp, Schulte Rd. resident, has made request that granny units or guest houses be designated as extra low- and low-income housing. She suggests that the owner would only be able to rent to those who qualify for section 8 requirements and in return the owner could get compensated in property taxes.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk informed the Zoning Administrator of additional correspondence for agenda item #1- PLN230357 and agenda item #2 - PLN240063, which was distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the August 15, 2024, County of Monterey Zoning Administrator meeting minutes.**

The Zoning Administrator accepted the August 15, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230357 - NORCAL LOCKWOOD LLC

Public hearing to consider after-the-fact construction of a private airstrip (approx. 2,825 feet long by 50 feet wide) to partially clear Code Enforcement Case No. 23CE00563.

Project Location: 47920 Lockwood-Jolon Road, Lockwood

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comments: Tim Baldwin, Agent; Christine Kemp, Agent; Tom Siebel, applicant; Cheryl Bryant.

The Zoning Administrator found the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section

15300.2; and approved an After-the-fact Use Permit to partially clear Code Enforcement Case No. 23CE00563 and allow the construction of a 141,250 square-foot private airstrip (approximately 2,825 feet long by 50 feet wide). The Zoning Administrator added a condition to stipulate a decibel limit to enforce noise and made non-substantive changes to the resolution.

2. PLN240063 - LAMMERSEN WILLIAM BART & SARAH

Public hearing to consider a Design Approval to allow demolition of an existing 2,141 square foot single family dwelling and associated hardscape and construction of a two-story 3,349 square foot single family dwelling with a 551 square foot attached garage and 634 square foot detached accessory dwelling unit.

Project Location: 2967 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15302 and none of the exceptions to the exemption pursuant to section 15300.2 can be made.

McKenna Bowling, Project Planner, presented the item.

Public Comments: Paul Davis, Agent; Sue Davis.

The Zoning Administrator found the project qualifies as a Class 3 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 an existing 2,141 square foot single family dwelling and associated hardscape; and construction of a two story 3,349 square foot single family dwelling with a 551 square foot attached garage and 634 square foot detached accessory dwelling unit. Colors and materials consist of white brick for the body and brown asphalt composition roofing shingles, white wood fascia for the trim, white aluminum clad windows, and copper gutters and downspouts. The Zoning Administrator made non-substantive changes to the resolution.

3. PLN230021 - PAQUIN PATRICK J & PAQUIN ANNA T

Public hearing to consider demolition of an existing 1,876 square foot residence and attached garage, a detached shed and horse stables (approximately 2,525 square feet) and construction of a one-story 4,989 square foot single-family dwelling with an attached 764 square foot garage and 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached barn within the Carmel River floodplain. Associated site improvements include 1,807 construction a new driveway.

Project Location: 27592 Schulte Road, Carmel Valley, Carmel Valley Master Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15302 and no exceptions pursuant to section 15300.2 can be made.

McKenna Bowling, Project Planner, presented the item. Conner Cappi, Environmental Health, explained that the code states they are not allowed to install a septic system within a 10-year floodplain area.

Public Comments: John Moore, Agent; Meredith Crow Camp.

The Zoning Administrator found the project Categorically Exempt pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and approved an Administrative Permit and Design Approval to allow the demolition of an existing 1,876 square foot residence and attached garage, a detached shed and horse stables (approximately 2,525 square feet), and allow construction of a one-story 4,989 square foot single-family dwelling with an attached 764 square foot garage and 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached barn within the Carmel River floodplain. Associated site improvements include 1,807 square feet of a new driveway. The Zoning Administrator made changes to Finding 5, Evidence b and some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:57 a.m.