

# **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, February 29, 2024**

**9:30 AM**

**Monterey County Zoning Administrator**

*Mike Novo, Zoning Administrator*

**9:30 A.M - CALL TO ORDER**

**Mike Novo called the meeting to order at 9:30am**

**ROLL CALL**

**Mike Novo, Zoning Administrator  
Conner Cappi, Environmental Health  
Katherine Day, Environmental Services  
Public Works: N/A**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Zoning Administrator Melanie Beretti stated item #5 will be first for review.**

**Clerk Armida Estrada stated that correspondence was distributed on the dais from the public for Agenda Item No. 1, PLN220360.**

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

**5. PLN200151 - NORTH AMERICAN SEED COMPANY ET AL**

Public hearing to allow an agricultural processing plant for seed cleaning, treating, packaging and storage. Establishment of the processing plant includes the construction of two 17,000 square feet metal buildings, one 16,000 square foot metal storage building, grading (3,164 cubic yards of cut and 500 cubic yards of fill), and site and internal driveway improvements.

**Project Location:** 39247 Metz Road, King City

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

**The hearing on this item was moved up to be reviewed first.**

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

**Public Comment: Applicant Representative Trent Blair (Owner); Kellie Morgantini.**

**The Zoning Administrator found that the project is exempt from CEQA pursuant to Section 15301, existing facilities, and Section 15303, new construction, and none of the exceptions to the exemptions pursuant to Section 15300.2 can be made; and approved a Use Permit to allow an agricultural processing plant for the cleaning, treating, packaging and storage of agricultural seeds. Establishment of the processing plant includes the construction of two 17,000 square foot metal buildings, one 16,000 square foot metal storage building, grading (3,164 cubic yards of cut and 500 cubic yards**

**of fill), and site and internal driveway improvements. The resolution was modified to include Melanie Beretti as Zoning Administrator and non-substantive changes to resolution under finding 1 evidence B.**

**Mike Novo returned to the chamber as Zoning Administrator for the remaining agenda.**

**1. PLN220360 - FLUHRER GARY TR**

Public hearing to consider demolition of a 425 square foot garage and construction of a 3,350 square foot two-story single-family dwelling, inclusive of a 465 square foot attached two-car garage, within 750 feet of a known archaeological resource.

**Project Location:** 26317 Scenic Drive, Carmel, (Assessor's Parcel Number 009-442-019-000), Carmel Area Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

**Zoe Zepp, Project Planner, presented the item.**

**Public Comment: Applicant Representative Aengus Jeffers; Alex Lorca, Representative for a neighbor.**

**The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.**

**Allowing demolition of a 425 square foot garage and construction of a 3,350 square foot two story single family dwelling, inclusive of a 465 square foot attached two car garage, within 750 feet of a known archaeological resource. In addition to allowing house to move 2 feet to the north and 2 feet additional in dept, page 5 of the draft resolution: "water credits totaling 23.4 acre feet per year and proposing using 20.2 acre feet per year" change to 0.234 acre feet and 0.202 acre feet and change the application name from "Fluhrer Gary Tr" to "The 26317 Scenic Road Revocable Trust." The resolution was also modified to allow moving the house two feet and lowering the house by two feet.**

**2. PLN230128 - COOPER DAVID TREVOR**

Public hearing to consider construction of a 2,283 square foot one story single family dwelling with a 624 square foot attached garage, a 68 square foot covered porch, and a 294 square foot wood deck. Associated site improvements include grading consisting of 61 cubic yards of cut and 90 cubic yards of fill.

**Project Location:** 26131 Laureles Grade, 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, Project Planner presented the item.**

**Public Comment: Applicant Representative Darren Davis; Mr. Cooper; Jill, Lin, Sean, & Morris Trahan.**

**The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemption in section 15300.2 can be made; and approved an Administrative Permit and Design Approval to allow construction of a 2,283 square foot one story single family dwelling, an attached 624 square foot garage, a 68 square foot covered porch, and a 294 square foot wood deck. Associated site improvements include grading consisting of 61 cubic yards of cut and 90 cubic yards of fill.**

**3. PLN230129 - COOPER DAVID TREVOR**

Consider the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements.

**Project Location:** 26135 Laureles Grade, Carmel Valley

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines and that none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Hya Honorato, Project Planner, presented the item.**

**Public Comment: Applicant Representative Darren Davis; Mr. Cooper; Jill, Lin, Sean, & Morris Trahan**

**The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and none of the exceptions to the exemptions listed in 15300.2 can be made; and approving an Administrative Permit and Design Approval to allow the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements, and design change to roof top gables.**

**4. PLN230303 - COSTA DAN J & DENISE L TRS**

Design Approval to allow the demolition of a 4,211 square feet single family dwelling and garage and construction of a 3,972 square feet two-story single family dwelling with a 726 square feet two-car garage, new driveway and new landscaping.

**Project Location:** 966 Coral Drive, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to Section 15302 of the CEQA Guidelines.

**Ben Moulton, Project Planner, presented the item.**

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**Public Comment: Applicant Representative Evan Zeff.**

**The Zoning Administrator found that the project is for the replacement or reconstruction of a single family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines; and approved a Design Approval to allow the demolition of a 4,211 square feet single family dwelling and garage and construction of a 3,972 square foot two-story single family dwelling with a 726 square foot two-car garage, new driveway and new condition for a landscaping plan.**

**6. PLN230053 - MARTIN GARY A TR**

Public hearing to consider a remodel and addition to a legal non-conforming single family dwelling, legal non-conforming as to coverage and floor area ratio resulting in a reduction in lot coverage and floor area ratio. The project includes demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas, a 124 square foot addition, a new 140 square foot covered porch, replacement of all windows and exterior doors, exterior modifications to the dwelling and replace existing wood fence and gate at front with wrought iron.

**Project Location:** 3945 Ronda Road, Pebble Beach

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

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

**Public Comment: Applicant Representative William Mefford; Tom Reynolds**

**The Zoning Administrator found the project exempt from CEQA pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and approved a Coastal Development Permit and Design Approval to allow a remodel and addition to a legal non-conforming structure, legal non-conforming as to lot coverage and floor area ratio, resulting in a reduction in lot coverage and floor area ratio. The project consists of demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas (decks, landings and porches, all over 24-inches, and a shed), replacement of all windows and exterior doors, removal of stone cladding at front elevation, and the replacement of a wood fence and gate with stucco pillars with a wrought iron fence and gate with stone clad pillars. In addition, the Zoning Administrator directed some non-substantive changes to the resolution, changes in condition 1 and finding 1B to add impervious surface changes as part of description, and in finding 1 evidence C: change section 20.147.050 to 20.68.020.C.**

**ADJOURNMENT**

**The meeting was adjourned at 11:05 am**

**APPROVED:**

/S/ Mike Novo  
Mike Novo, Zoning Administrator

**ATTEST:**

**BY:**

/S/ Armida R. Estrada  
Armida R. Estrada, Zoning Administrator Clerk

**APPROVED ON March 28, 2024**