

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, March 14, 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 9:30 AM.

ROLL CALL

**Mike Novo, Zoning Administrator
Roger VanHorn, Environmental Health
Bora Akkaya, Engineering Services
Katherine Day, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator of additional correspondence received for Agenda Item No. 1, PLN230136 – Sea Pines LLC.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230136 - SEA PINES LLC

Construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with approximately 260 square feet of terraces. Project includes removal of two Monterey pine trees.

Project Location: 1139 Portola Rd, Pebble Beach

Proposed CEQA action: Find the project categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures, of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Mary Israel, Project Planner presented the item. Bora Akkaya answered a question from the Zoning Administrator stating that he would agree that a Construction Management Plan condition would be appropriate.

Public Comment: Applicant Representative Jun Sillano, Architect.

The Zoning Administrator found that the project is categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures, of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2. Approval allows construction of a 1,975 square foot second floor addition and 530 square feet of second floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with approximately 260 square feet of terraces and removal of two Monterey pine trees, with the addition of the construction management plan condition, non-substantive changes to the resolution and to extend the expiration of the permit from two years to three years.

2. PLN230207 - FERLINGHETTI LORENZO

Public hearing to consider approving a test well within 100 feet of a riparian corridor.

Project Location: 39350 Coast Road, Monterey

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

Benjamin Moulton, Project Planner, presented the item.

Environmental Health: Roger VanHorn

Public Comment: None

The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and approved a Combined Development Permit consisting of a Coastal Administrative Permit for construction of a test well; and Coastal Development Permit for development within 100 feet of ESHA. The Zoning Administrator had non-substantive changes to the resolution and to add a hydrologist and biologist report condition.

ADJOURNMENT

The meeting was adjourned at 9:58 a.m.

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