

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, March 28, 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

Nicki Fowler, Environmental Health

Bora Akkaya, Engineering Services

Environmental Services: N/A

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator of correspondence received and distributed prior to the meeting for Agenda Item No. 4, PLN220037 - SARO

RAYMUNDO & ANTONIA

ACCEPTANCE OF MINUTES

- A.** Acceptance of the January 25, 2024, February 29, 2024, and March 14, 2024, County of Monterey Zoning Administrator meeting minutes.

The Zoning Administrator accepted the January 25, 2024, February 29, 2024, and March 14, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS**1. PLN230243 - YOU HARRY**

Public hearing to consider allowing construction two-story 9,202 square foot single-family dwelling, inclusive of a 3-car garage, with a 4,023 square foot basement, site walls, terraces, a 112 square foot pool cabana and pool within 750 feet of known archaeological resources. The project includes removal of five Coast live oaks trees.

Project Location: 3414 17 Mile Dr, Pebble Beach

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.

Benjamin Moulton, Project Planner, presented the item.

Public Comment: Applicant Representative David Stocker

The Zoning Administrator found that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 9,202 square foot two story single family dwelling, inclusive of a 3-car garage, with an additional 4,023 square foot basement, site walls, terrace, a 112 square foot pool cabana and pool; Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit for removal of five Coast live oak trees. The Zoning Administrator added the Notice of Report standard condition and added language to the landscaping condition to state that the landscaping will not obstruct the views from 17 Mile Drive of the ocean but can screen views of the structure, and had some non-substantive changes to the resolution.

2. PLN230141 - BREIDENBACH

Public hearing to consider the construction of a detached two-story structure with a 754 square foot lower-level garage and a 786 square foot accessory dwelling unit on the upper level.

Project Location: 7650 Mills Road, Monterey, Greater Monterey Peninsula Area Plan

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.

Public Comment: Applicant Claudio Ortiz.

The Zoning Administrator found that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines and that none of the exceptions from section 15300.2 apply; and approved a Design Approval to allow the construction of a detached two-story structure with a 754 square foot lower-level garage and Use Permit to allow a 786 square foot accessory dwelling unit on the upper level to allow exceeding the 16 feet height requirement, and made non-substantive changes to the resolution.

3. PLN220327 - RIVERA STEVEN A & JUNE M TRS

Public hearing to consider construction of an 856 square foot accessory dwelling unit and the removal of two protected trees.

Project Location: 4161 Sunridge Rd, Pebble Beach

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.

Marlene Garcia on behalf of Zoe Zepp, Project Planner, presented the item.

Public Comment: Applicant Representative Cristo Staedler.

The Zoning Administrator found that the project is exempt from CEQA pursuant to section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 856 square foot accessory dwelling unit; and Coastal Development Permit to allow the removal of two protected trees, one 10-inch Coast live oak and one 33-inch landmark Monterey pine, and made non-substantive changes to the resolution, added the Notice of Report standard condition for the arborist report, and a change to finding five, evidence “d” language on the second sentence to state existing landscaping is an important component of the house’s historic context and is therefore being protected.

4 PLN220037 - SARO RAYMUNDO & ANTONIA

Public hearing to consider the construction of a one-story single family dwelling (approx. 4,757 square feet) with two attached garages (approx. 528 square feet each) and 1,800 square foot detached workshop. The project includes a detached 797 square foot accessory dwelling unit with an attached 380 square foot storage room and a 441 square foot two-car garage and grading of approximately 997 cubic yards of cut and 997 cubic yards of fill.

Project Location: 334 San Benancio Road, Salinas

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

Kayla Nelson, Project Planner, presented the item. Nicki Fowler, Environmental Health Bureau, provided information on the on site well and their recommended condition.

Public Comment: Applicant Raymundo Saro, Barbara Cole

The Zoning Administrator found 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 approved a Design Approval to allow construction of a 4,757 square foot single family dwelling with two attached garages at 528 square feet each, a 276 square foot covered porch, 1,161 square foot covered patio, 797 square foot detached accessory dwelling unit with a 60 square foot covered porch, an attached 380 square foot storage room, 441 square foot two-car garage, 1,800 square foot workshop, and site improvements, with non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:35 a.m.

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/Armida R. Estrada

Armida R. Estrada, Zoning Administrator Clerk

APPROVED ON April 25, 2024