

# **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, December 14, 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

Conner Cappi, Representative from Environmental Health

**PUBLIC COMMENT**

None

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

None

**ACCEPTANCE OF MINUTES**

1. Acceptance of the May 25, 2023, June 29, 2023, and November 9, 2023, County of Monterey Zoning Administrator meeting minutes.

**Decision: The Zoning Administrator adopted the May 25, 2023, June 29, 2023, and the November 9, 2023, meeting minutes.**

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

2. **PLN220271 - SCOTT LINDA SUE & TAGG TERRY M TRUST**

Public hearing to consider allowing the construction of a 1,485 square foot detached garage and associated site improvements. The project includes the removal of one Coast live oak tree and development on slopes in excess of 25%. Grading consisting of 940 cu. yds. of cut and 25 cu. yds. of fill.

**Project Location:** 6 Oak Meadow Lane, Carmel Valley, Carmel Valley Master Plan

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

**Christina Vu, project planner, presented the project.**

**Public Comment: Christo Staedler, Applicant Representative**

**Decision: 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 an Administrative Permit and Design Approval to allow construction of a 1,485 square foot detached garage and associated site improvements including the removal of one Coast Live Oak Tree; and Use Permit to allow development on slopes in excess of 25%. The approval included amendments to the incorrect**

**square footage of the garage throughout the resolution, changes to condition number 4 and number 6 and non-substantive changes to the resolution.**

**3. PLN210117 - THE ELKHORN SLOUGH FOUNDATION**

Public hearing to consider the demolition of an existing substandard 1,625 square foot single family dwelling to clear Code Enforcement violation (18CE00312), abandonment of a septic tank, and restoration of approximately 17,000 square feet of pre-developed area within 100 feet of an environmentally sensitive habitat area.

**Project Location:** 74 Strawberry Road, Royal Oaks (Assessor's Parcel Number 131-111-014-000), North County Land Use Plan, Coastal Zone

**CEQA Action:** Find the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333, and there are no exceptions pursuant to Section 15300.2.

**Kayla Nelson, project planner, presented the item.**

**Public Comment: Dash Dunkell, Applicant Representative; Margie Kay**

**Decision: The Zoning Administrator found that the demolition of an abandoned structure and restoration qualifies for Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to section 15300.2; and approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing substandard 1,625 square foot single family dwelling (mobile home) and clear Code Enforcement violation (18CE00312), abandonment of a septic tank and restoration of approximately 17,000 square feet of pre-developed area; and a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area (ESHA).**

**OTHER MATTERS**

None

**ADJOURNMENT**

**The meeting was adjourned at 9:54 a.m.**

**APPROVED:**

/s/ Mike Novo

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**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:**

/s/ Sophia Magana

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**Sophia Magana, Zoning Administrator Clerk**

**APPROVED ON:** \_\_\_\_\_