

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Action Minutes - Final

Thursday, June 25, 2020

9:30 AM

Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

9:30 A.M - Call to Order

The meeting was called to order by Mike Novo at 9:30 A.M.

ROLL CALL

Present:

Zoning Administrator – Mike Novo
RMA/Public Works – Juan Hernandez
Environmental Health Bureau – Roger Van-Horn

Absent:

Representatives for:
Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record on the dais is a letter from the public for agenda item numbers 2 & 3, PLN190428 & PLN190429 Khalsa Development.

ACCEPTANCE OF MINUTES

A Acceptance of the April 30, 2020 and May 14, 2020 Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the meeting minutes for April 30, 2020 and May 14, 2020.

9:30 A.M. - SCHEDULED ITEMS

1 PLN190255 - SMITH & RADER

Public hearing to consider a continuance for a proposed fence application from the June 25th Zoning Administrator hearing to the July 9th Zoning Administrator hearing date.

Project Location: 99 Second Street, Spreckels (Assessor's Parcel Number 177-061-003-000), Greater Salinas Area Plan

Proposed CEQA action: Categorically Exempt per Section 15270 (a) of the CEQA Guidelines

Liz Gonzalez, Project Planner, presented the continuance of this project.

Applicant: Roseana Rader

Public Comment: None

Decision: The Zoning Administrator continued the hearing for this project to

July 9, 2020.

3

PLN190428 and PLN190429- KHALSA DEVELOPMENT

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

Project Location: 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

Proposed CEQA action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines

Mary Israel, Project Planner, presented this project.

Applicant: Dana Khalsa

Public Comment: Eileen Hu, Adan Arias, Sat Kirtan Kalsa

Decision: The Zoning Administrator found the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval for the construction of a 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. Changes to the evidence for Finding 2, as well as non-substantive changes, were made to the resolution. The decision allows flexibility in garage door design between this project and PLN190429 to provide a distinction between the two houses.

2

PLN190428 and PLN190429 - KHALSA DEVELOPMENT

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

Project Location: 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

Proposed CEQA action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines

Mary Israel, Project Planner, presented this project.

Applicant: Hari Khalsa

Public Comment: Eileen Hu, Adan Arias, Sat Kirtan Kalsa

Decision: The Zoning Administrator found the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines;

and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval for the construction of a 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. The decision allows flexibility in garage door design between this project and PLN190428 to provide a distinction between the two houses.

4

SFD Demolition & Construction

PLN190370 - SUHL

Public hearing to consider the demolition of a 3,500 square foot single family dwelling and construction of a 5,040 square foot single family dwelling and attached 1,000 square foot three-car garage and a detached 600 square foot guest house with a 120 square foot covered porch, and a detached 460 square foot garage accessory to the guesthouse. The project site is within the Carmel River Flood Way.

Project Location: 6235 Brookdale Drive, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Richard C. Smith, Project Planner, presented this project.

Applicant Agent: Craig Suhl

Public Comment: James Greco. Craig Suhl responded to comments.

Decision: The Zoning Administrator found that the project includes demolition of the existing single-family dwelling and construction of a replacement single family dwelling with an attached garage; a detached guesthouse, and a detached one-car garage, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

1. Administrative Permit and Design Approval to allow the demolition of an existing 3,500 sq. ft. single-family dwelling, removal of one landmark Coast live oak tree, and construction of:
 - i. A 5,040 sq. ft. single-story, single-family dwelling and attached 1,000 square foot 3-car garage;
 - ii. A detached 600 sq. ft. guesthouse with a 120 sq. ft. covered porch; and
 - iii. A detached 460 sq. ft. garage
2. Use Permit for development within the Carmel River Floodway.

The decision recognized that the project was in the floodway fringe (not the floodway), that the approval would be for a three year period, allowed a shallower roof pitch on the garage area, and added arborist to condition 6.

OTHER MATTERS

None.

ADJOURNMENT

– 10:49 a.m.

APPROVED:

/s/ Mike Novo
Mike Novo, Zoning Administrator

ATTEST:

BY: /s/ Felicia Silveira
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON 07/30/2020