

Agenda Item B

Monterey County

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



Action Minutes - Draft

Thursday, April 26, 2018

9:30 AM

Monterey County Zoning Administrator

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

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

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NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M. - CALL TO ORDER

ROLL CALL

Present:

**Mike Novo – Zoning Administrator
Patrick Treffrey – Environmental Health Bureau
Jennifer Bodensteiner – Water Resources Agency**

Absent:

Representative for Public Works

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN170688 (ORTEGA), PLN170689 (PANATTONI), and PLN170690 (FERNANDEZ) -**

Public hearing to consider the construction of three new domestic wells, each on individual lots of record.

Project Locations:

- 780 Rebecca Circle, Aromas, APN 267-141-012-000 (Ortega-PLN170688)
- 787 Rebecca Circle, Aromas, APN 267-141-013-000 (Panattoni-PLN170689)
- 760 Rebecca Circle, Aromas, APN 267-141-011-000 (Fernandez-PLN170690)

Proposed CEQA action: Categorically Exempt per Section 15302 of the CEQA Guidelines.

The projects were presented by project planners Nadia Garcia and Son Pham-Gallardo, along with testimony by Roger Van Horn, Environmental Health, and Brandon Swanson, Planning Manager.

Public Comment: Melissa Shaw, John Robinett, Arnold Ortega, Hector Rocha, Neil Klepheis. Melissa Shaw responded to public comments.

Decision: The Zoning Administrator found the projects categorically exempt per section 15302 of the CEQA Guidelines and approved three Administrative Permits and Design Approvals with changes to Finding 3 Evidences c and d, and clarifications on condition 6 for all three resolutions.

2.

PLN150755 - SCOTT AND CHARLYSE RAVEN

Public hearing to consider the construction of a single family dwelling and attached garage within 750 feet of an archaeological resource. The application also includes a request for Variances to exceed lot coverage by 3.9% (totaling 18.9%) and Floor Area Ration (FAR) by 5.3% (totaling 22.8%).

Project Location: 3213 Whitman Lane, Pebble Beach, Del Monte Forest Land Use Plan.

CEQA Action: Negative Declaration

The project was presented by project planner Liz Gonzales and Brandon Swanson, Planning Manager.

Public Comment: Anthony Lombardo, Eric Miller, Pamela Silkwood, Kate Thor, Glen Charles, Angela Charles, Sally Lucas, Armand Cundy, Jeffrey Froke. Anthony Lombardo and Scott Raven responded to public comments.

Jennifer Bodensteiner, Water Resources Agency staff, addressed stormwater for the site.

Decision: The Zoning Administrator approved the negative declaration, adopt a variance and approve the combined development permit with changes to Finding 2, Evidences d and e, Finding 3, non-substantive changes to the resolution and changes to condition 7.

OTHER MATTERS

None.

ADJOURNMENT

12:00 pm

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____