



Monterey County

Action Minutes

Monterey County Zoning Administrator

Agenda Item A

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

Thursday, October 12, 2017

9:30 AM

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
Michael Goetz – Public Works

Absent:

Representative for Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA, ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk notified staff that information was distributed on the dais for Item 3.

ACCEPTANCE OF MINUTES

The Zoning Administrator accepted the September 28, 2017 Zoning Administrator meeting minutes.

A. Acceptance of the September 28, 2017 Zoning Administrator meeting minutes.

Attachments: [Draft September 28, 2017 ZA Meeting Minutes](#)

9:30 A.M. - SCHEDULED ITEMS

1. PLN160719 - WORLD CLASS PROPERTIES LLC

Public hearing to consider the construction of a one-story single-family dwelling, with a detached garage.

Project Location: 10491 Seymour St, Castroville

Proposed CEQA Action: Categorically Exempt per section 15303(a) of the CEQA guidelines

Attachments:

[Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Resolution](#)
[Exhibit C - Vicinity Map](#)
[Resolution](#)

The project was presented by Planner Nadia Amador.

Public Comment: None

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA guidelines and approved a Design Approval with non-substantive corrections in the resolution.

2. PLN160477 - BRODERICK PETER TR

Public hearing to consider the construction of an 1,860 square foot single family dwelling and detached 280 square foot guesthouse with a portion of the development on slopes greater than 25%.

Project Location: 14701 Tumbleweed Lane, Prunedale, North County Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15303(a) of the CEQA Guidelines

Attachments:

[Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Vicinity Map](#)
[Exhibit D - Reports](#)
[Resolution](#)

The project was presented by Planner Jaime Scott Guthrie along with Brandon Swanson, Planning Manager.

Public Comment: Peter Broderick, Applicant

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA guidelines and approved a Combined Development Permit with changes to Finding 6, a correction to Condition 2, and clarifying the condition and the compliance action in Condition 12.

3. PLN170120 - HATTON ROAD, LLC. (CONTINUED FROM 9/14 AND 9/28)

Public hearing to consider the remodel of an existing one-story, single family dwelling adding approximately 550 total square feet to the first floor and the addition of a new 300 square foot second floor.

Project Location: 25254 Hatton Road, Carmel-by-the-Sea, Carmel Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15301 (e) of the CEQA Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Phase One Historic Assessment](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Resolution](#)

[Exhibit E - Comment Letters](#)

[Exhibit F - LUAC Minutes \(9-5-17 & 9-18-17\)](#)

[Hearing Submittal](#)

[Resolution](#)

The project was presented by Planner Maira Blanco along with Brandon Swanson, Planning Manager. Staff recommended changes to Finding 1 Evidence F, corrections to Condition 2, and provided updated elevation plans dated 10/4/17.

Public Comment: Adam Jeselnick, Agent; Bill Harris; Michael Hulfactor. Adam Jeselnick responded to public comments.

Decision: The Zoning Administrator found the project categorically exempt per section 15301(e) of the CEQA guidelines and approved the Coastal Administrative Permit and Design Approval for remodel and additions to an existing single family dwelling, with the corrections recommended by Staff, changes to Finding 2 to include LUAC recommendation, change to Finding 5, Evidence b to state historic resources, correcting Condition 1 with the square footage of the new addition, and correcting the date of the hearing in Condition 2.

OTHER MATTERS

None.

ADJOURNMENT

11:07 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____