

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, August 15, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30 a.m.

ROLL CALL

**Mike Novo, Zoning Administrator
Corrine Ow and Nicki Fowler, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Katherine Day, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk informed the Zoning Administrator of one Errata Memo received for Agenda Item #3, PLN230134, which was distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the July 11, 2024, County of Monterey Zoning Administrator meeting minutes.**

The Zoning Administrator accepted the July 11, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN230004 - ANDERSON KENNETH J & ROSANNE P TRS

Continued from an Administrative Hearing on July 3, 2024, public hearing to consider allowing construction of a 2,487 square foot single family dwelling with an attached 325 square foot accessory dwelling unit, an attached 462 square foot garage, associated site improvements including 760 square feet of decks, removal of two protected oak trees, and development on slopes exceeding 25%.

Project Location: 25900 Enclave Court, Monterey

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and none of the exceptions in Section 15300.2 apply to the project.

Benjamin Moulton, Project Planner, presented the item.

Corrine Ow, Environmental Health, responded to a question from the Zoning Administrator.

Public Comments: Mark Norris, Agent, and Ray Harrod.

The Zoning Administrator found the project exempt pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions in Section 15300.2 apply, and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow construction of a 2,487

square foot single family dwelling with an attached 325 square foot accessory dwelling unit, an attached 462 square foot garage, associated site improvements including 760 square feet of decks, and removal of two protected Coast live oak trees; and Use Permit to allow development on slopes in excess of 25%. The Zoning Administrator suggested to have condition number seven be tied to final inspection and made some non-substantive changes to the resolution.

2. PLN240016 - FERRINI OAKS LLC

Public hearing to consider a Design Approval to allow construction of a 3,656 square foot single family dwelling with 924 square foot attached garage, new site retaining walls (130 linear feet with an average height of 4 feet) and new debris wall (150 linear feet).

Project Location: 15135 Blue Sky Lane, Salinas, Toro Area Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303.

McKenna Bowling, Project Planner, presented the item.

Public Comments: Ray Harrod, Applicant

The Zoning Administrator found the project categorically exempt per Section 15303(a) of the CEQA Guidelines and approved a Design Approval to allow construction of a 3,656 square foot single family dwelling, a 924 square foot attached garage, and new retaining walls (130 linear feet and average height of 4 feet), and debris flow walls. Colors and materials consist of light brown stucco and brown/beige mixed stone siding for the body, dark brown for the trim, light tan for the windows, and dark brown flat concrete tile roofing, tan CMU block retaining wall, and dark brown pressure treated wood for debris flow walls. The Zoning Administrator made non-substantive changes to the resolution.

3. PLN230134 - W & SMITH CA INC

Continued from the May 1, 2024 Administrative hearing and consider the remodel and addition (approximately 444 square feet) to an existing 9,547 square foot single-family dwelling, and construction of a new 1,151 square foot attached garage; resulting in a 11,181 square foot single-family dwelling. The project includes conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit and conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse and a 215 square foot art studio. Site improvements include re-aligning the driveway from Cortez Road to Oleada Road.

Project Location: 3180 Cortez Rd, Pebble Beach CA 93953

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines.

Hya Honorato, Project Planner, presented the item.

Public Comments: Jun Sillano, Agent

The Zoning Administrator directed planning staff and applicant to reduce the size of the guest parking and area at the end of the cart path.

The Zoning Administrator found the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the remodel of an existing 9,547 square foot single family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single family dwelling. Associated site improvements include re-aligning the driveway from Cortez Road to Oleada Road; a Coastal Administrative Permit to allow the of an existing 1,151 square foot attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit; a Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse; and a Coastal Administrative Permit to allow the conversion of a portion of the single-family dwelling into a 215 square foot art studio. The Zoning Administrator made non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:05 a.m.