

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, September 26, 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

Connor Cappi and Corrine Ow, Environmental Health

Bora Akkaya and Arlen Blanca, Public Works

Luis Ricardo Rodriguez, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed Zoning Administrator of additional public correspondence received for Agenda Item No. 1 PLN210306, Agenda Item No. 3 PLN200247, Agenda Item No. 4 PLN220274, and Agenda Item No. 5 PLN240075, which was distributed.

ACCEPTANCE OF MINUTES

A. Acceptance of the September 12, 2024, County of Monterey Zoning Administrator meeting minutes.

The Zoning Administrator accepted the September 12, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS**1. PLN210306 - CARMEL SELF STORAGE LLC**

Public hearing to consider construction of an 71,540 square foot two-story self-storage facility with an office and bathroom (5 buildings), removal of one Oak tree, and associated drainage, driveway, and fencing improvements partially within 200 feet of the Carmel River floodplain.

Project Location: terminus of Center Street near corner with Berwick, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

Mary Israel, Project Planner, presented the item.

Public Comments: Anthony Lombardo, Agent

The Zoning Administrator agreed that this project referred to the Planning Commission for an October 30, 2024, hearing, as recommended by Planning staff. The Zoning Administrator does recommend that this project get re-noticed.

2. PLN240011 - POLK DENNIS & ANGELA TRS

Public hearing to consider demolition of the existing single family dwelling, construction of a new single family dwelling with an attached garage, development on man-made slopes in excess of 30% and the removal of one protected tree.

Project Location: 1472 Padre Lane, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2.

Anna Quenga on behalf of Zoe Zepp, Project Planner, presented the item.

Public Comments: Julie Paulson, Agent

The Zoning Administrator found the project exempt from CEQA pursuant to section 15302, replacement or reconstruction, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; Coastal Development Permit to allow construction on man-made slopes in excess of 30% in the amount of approximately 2,200 square feet; and Coastal Development Permit to allow removal of one protected Monterey pine tree (12 inches in diameter). The Zoning Administrator would like to add the standard notice of report condition and added details on the fencing and retaining wall in addition to non-substantive changes to the resolution.

3. PLN200247 - DAY KEITH W & MICHELLE E TRS

Continued from September 12, 2024, Zoning Administrator hearing to consider the after-the-fact establishment of an agricultural support facility consisting of a storage site for finished compost product.

Project Location: 30053 Short Rd, Gonzales, CA 93926, Central Salinas Valley Area Plan

Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15304 of the CEQA Guidelines and that none of the exceptions to the exemption in section 15300.2 can be made.

Christina Vu, Project Planner, presented the item.

Public Comments: Joel Panzer, Agent

The Zoning Administrator found the project exempt from CEQA pursuant to Section 15304 of the CEQA Guidelines and that none of the exceptions to this exemption listed in Section 15300.2 of the CEQA Guidelines apply; and approved a Use Permit to allow an agricultural support facility consisting of transport and a storage site for finished compost product. The Zoning Administrator deleted some of the references to the code enforcement language included in the resolution and had non-substantive changes to the resolution.

4. PLN220274 - REEVES SAMUEL T & ELIZABETH W

Public hearing to consider construction of a 12 square foot addition to the first-floor of an existing 7,536 square foot single family dwelling and the conversion of a permitted Caretaker Unit into the main dwelling living space within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: 1176 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Kayla Nelson, Project Planner, presented the item. Arlen Blanca recommended deletion of traffic fee conditions.

Public Comments: Anthony Lombardo, Agent

The Zoning Administrator found that the minor alteration and addition to an existing single family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Design Approval to allow construction of a 12 square foot addition to the first floor of an existing 7,536 square foot single family dwelling and internal remodel of 1,022 square feet of first-floor Caretaker Unit into a bedroom wing of the single family dwelling; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The Zoning Administrator made changes to Finding 6 and its evidence and concurred with deleting conditions 5 and 7.

5. PLN240075 - DIAZ-MEDINA JAIME ET AL

Consider the construction of a 1,500 square foot detached workshop and variance to allow an increase in the maximum allowable height for non-habitable structure from 15 to 17 feet.

Project Location: 260 Osborn Road, Royal Oaks

Proposed CEQA action: Find that the project qualifies for a Class 3 Categorical Exemption pursuant to the CEQA Guidelines section 15303 and there are no exceptions to the exemptions listed in 15300.2.

Hya Honorato, Project Planner, presented the item.

Spanish Interpreter: Julie Conde

Public Comments: Jaime Diaz, Applicant

The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and 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 to allow the construction of a 1,500 square foot detached workshop; and variance to allow an increase in the maximum allowable height for a non-habitable structure. The Zoning Administrator had non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:21a.m.