

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, November 7, 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 am

ROLL CALL

Mike Novo, Zoning Administrator

Kyler Asato, Environmental Health

Bora Akkaya, Arlen Blanca, Public Works

Katherine Day, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Correspondence for agenda item #2 PLN240026, agenda item #3 PLN210268, and agenda item #4 PLN240018 was received and distributed to appropriate parties.

9:30 A.M. - SCHEDULED ITEMS

1. PLN220036 - 1 SPRECKELS LANE LLC (FORMERLY SLAMA KENNETH EUGENE & BRADLEY TR)

Public hearing to consider construction of a 101,087 square foot single level self-storage facility and associated site improvements.

Project Location: Southeast corner of Spreckels Boulevard and Highway 68, off Spreckels Lane, Salinas, Greater Salinas Area Plan (no address assigned to parcel)

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

Susie Kuo, Project Planner, presented the item.

Public Comments: Brent Slama, Agent

The Zoning Administrator found the project is exempt pursuant to Section 15074 of the CEQA Guidelines; and adopted a Negative Declaration, and approved a Use Permit for the establishment of a 101,087 square foot single level self-storage facility and associated site improvements. The Zoning Administrator removed condition number nine (9).

2. PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a Variance to reduce the front and side yard setbacks by 7 feet; and Design Approval for the demolition of an 1,141 square foot existing carport & deck to allow construction of an 842 square foot addition to the first floor, 363 square foot garage/laundry room, 752 square foot wooden deck and 192 square foot shed.

Project Location: 71 Poppy Road, Carmel Valley, Carmel Valley Master Plan

Joseph Alameda, Project Planner, presented the item.

Public Comments: None

The Zoning Administrator found the project required no action.

3. PLN210268 - YEUNG GABRIEL M. TR

Public hearing to consider alterations to an existing 2,153 square foot single family dwelling, including enclosing an existing patio to create a 160 square foot bathroom addition, demolition of a 292 square foot garage, construction of a 773 square foot detached garage, and a 633-square-foot detached non-habitable writing studio, installation of a 685 square-foot ground-mounted solar system, and associated site improvements. The project involves development within 750 feet of known archaeological resources and 50 feet of a coastal bluff.

Project Location: 62 Yankee Point Dr., Carmel.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074.

Fionna Jensen, Project Planner, presented the item.

Public Comments: Tai Tang, Agent

The Zoning Administrator adopted a Mitigated Negative Declaration, approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow demolition of a 292 square foot detached garage, alterations to an existing residence including an existing patio to create a 160 square foot bathroom addition, construction of a 773 square foot detached garage, and a 633 square foot detached art studio, and associated site improvements including installation of a 685 square foot ground-mounted solar system; a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 50 feet of a coastal bluff. The Zoning Administrator also adopted a Mitigation Monitoring and Reporting Plan. The Zoning Administrator

recognized that the plans need updating to remove the green roof, and included some non substantive changes to the resolution.

4. PLN240018 - ISABELLA 2 LLC

Public hearing to consider an amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution No. 21-273) as amended by PLN180523-AMD1 (Board of Supervisors Resolution No. 23-127) to allow construction of an attached 708 square foot accessory dwelling unit, modification to parking standards to remove requirement for a parking space for an accessory dwelling unit, and removal of one (1) Coast Live oak tree. The previous permits allowed construction of a 1,837 square foot two-story single-family dwelling, and associated site improvements including 484 square feet of decks, removal of four (4) Coast Live oaks, and 114 cubic yards of grading; development within 750 feet of known archaeological resources; modification of parking standards; and increase to the allowed floor area from 45 percent to 51 percent. All previously approved components would remain.

Project Location: 26308 Isabella Avenue, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider a previously adopted Mitigated Negative Declaration.

Benjamin Moulton, Project Planner, presented the item.

Public Comments: Robert Carver, Agent; Carolyn Strauss, Neighbor; Kathy Strauss, Neighbor

The Zoning Administrator considered a previously adopted Mitigated Negative Declaration (SCH No. 2020029094), and found that the preparation of a subsequent environmental document is not required, approved an Amendment to a previously approved Combined Development Permit (PLN180523, Board of Supervisors Resolution 21-273) as amended by PLN180523-AMD1 (Board of Supervisors Resolution 23-127) to allow construction of an attached 708 square foot accessory dwelling unit, modification to parking standards to remove requirements for a parking space for an accessory dwelling unit, and removal of one (1) Coast Live oak tree. The previously approved permits allowed a Coastal Administrative Permit and Design Approval to allow construction of an 1,837 square foot two-story single-family dwelling, a 708 square foot accessory dwelling unit, and associated site improvements; Coastal Development Permit to allow development within 750 feet of known archaeological resources; a Coastal Development Permit to allow the modification of parking standards, including no covered

parking and authorization to allow parking within the front setback to count toward the required parking; a Coastal Development Permit to allow the removal of four Coast live oaks; and variance to increase the maximum allowed floor area ratio from 45 percent to 51 percent. Previously approved components would remain unchanged with the exception of the accessory dwelling unit, modification to parking standards and added tree removal. The Zoning Administrator included non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:44 am