



Monterey County

Action Minutes - Draft

Monterey County Zoning Administrator

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

Jacqueline R. Onciano, Zoning Administrator

Thursday, May 12, 2016

9:30 AM

9:30 A.M. – CALL TO ORDER

Zoning Administrator Jacqueline R. Onciano called the meeting to order at 9:30 a.m.

ROLL CALL

Present:

Jacqueline R. Onciano, Zoning Administrator
Patrick Treffry, Environmental Health Bureau
Michael Goetz, RMA-Public Works

Absent:

Representative from Water Resources Agency

PUBLIC COMMENTS

There were no public comments.

ACCEPTANCE OF MINUTES

1. Acceptance of April 14, 2016 Zoning Administrator Minutes.

Attachments: [Draft ZA Minutes 041416](#)
 [Final ZA Minutes 041416](#)

The Zoning Administrator accepted the minutes of April 14, 2016 as submitted.

9:30 A.M. - SCHEDULED ITEMS

2. **LARSEN RICHARD H & LARSEN DARYL M TRS, PLN160177**
Public hearing to consider a Design Approval to enclose two covered porches and replace doors, windows, and paint on an existing barn, and find the project Categorically Exempt from CEQA. The property is located at 55 Riley Ranch Road, Carmel (Assessor's Parcel Number 243-112-015-000), Carmel Area Land Use Plan

Attachments: [Staff Report](#)
 [Exhibit A-Draft Resolution](#)
 [Exhibit B-Vicinity Map](#)
 [Exhibit C-Public Hearing Request From August Louis](#)
 [Hearing Submittal](#)
 [ZA Resolution 16-015](#)

Project Planner Daniel Lister submitted a memorandum to the Zoning Administrator, dated May 12, 2016, summarizing correspondence received on May 10 and May 11, 2016, from four parties: 1) Nancy Runyon, Alliance of Monterey Area Preservationists, sharing her belief that the subject barn is historically significant; 2) August Louis requesting a continuance and expressing concern that the barn is historically significant and proposed alterations and use are out of character; 3) Project representative Anthony Lombardo voicing opposition to any continuance; and 4) Mathew Fuzie indicating his support for the project.

Public Comment: Applicant representative Anthony Lombardo vehemently voiced his opposition to any continuance.

The Zoning Administrator, upon verifying that Mr. Louis had been provided the standard notification for today's meeting as well as an advanced telephone advisory of the meeting date from the Project Planner, to which there was no response indicating a schedule conflict, decided the matter would proceed as scheduled.

Project Planner Daniel Lister presented the project.

The Zoning Administrator confirmed with staff there were no code violations and called for a short recess so staff could provide the historic report completed for the property.

Recess 9:45 a.m. Reconvened: 9:50 a.m.

The Zoning Administrator found the project to be categorically exempt per Section 15301(1) of the CEQA guidelines and approved the project based on the evidence and findings, noting there were no conditions of approval.

3.

Pietro PLN150598

Public hearing to consider adoption of a Mitigated Negative Declaration and approval of Design Approval and Coastal Development Permit to allow additions to an existing single family dwelling within 750 feet of a known archaeological resource. The property is located at 26324 Valley View Avenue, Carmel, Carmel Land Use Plan, Coastal Zone. (APN: 009-463-016-000)

Attachments: [Staff Report](#)
 [Exhibit A-Project Data Sheet](#)
 [Exhibit B-Draft Resolution](#)
 [Exhibit C-Vicinity Map](#)
 [Exhibit D-Land Use Advisory Committee Minutes](#)
 [Exhibit E-Initial Study & Mitigated Negative Declaration](#)
 [Hearing Submittal](#)
 [ZA Resolution 16-016](#)

Project Planner Elizabeth Gonzales presented the project and advised that she had received on May 11, 2016, a revised site plan showing a structural connection of the guesthouse to the house. Due to this change to the project, staff has added a condition requiring a 10-foot setback.

Public Comment: Architect Adam Jeselnick, applicant's representative, agreed to the conditions.

Discussion followed regarding the accessory structure's classification, legality of the structural connection, and nonconforming setback.

The Zoning Administrator provided instruction to staff to research any exceptions to setback requirements and trailed the item to follow Item 4.

4.

Chapin, Jr. PLN160206/PLN160207/PLN160208/PLN160209

Public hearing to consider the project categorically exempt per Section 15303(a) of the CEQA Guidelines and approval of Design Approvals to allow the construction of four (4) 1,348 square foot single-story single-family dwellings with attached 417 square foot garages, and approximately 320 linear feet of fencing. The properties are located at 11681, 11683, 11685, and 11687 Preston Street, Castroville, North County, Castroville Community Plan. (APNs: 030-011-015/016/017/018-000)

Attachments: [Staff Report](#)
 [Exhibit A-Project Data Sheet](#)
 [Exhibit B-Draft Resolution](#)
 [Exhibit C-Vicinity Map](#)
 [Exhibit D-Proposed Colors & Materials](#)

Project Planner Joe Sidor presented the project.

Public Comment: No applicant or applicant's representative was present.

The Zoning Administrator upon finding that neither the applicant nor applicant's representative was present to discuss the item, continued the item and instructed staff to convey her concern regarding the architecture's cookie-cutter appearance to the applicant.

Recess 10:25 a.m. Reconvened 10:37 a.m.

Trailed Item: PLN150598 Pietro Agenda #3

Staff reported that after thoroughly researching Title 20, no applicable exceptions were found.

The Zoning Administrator instructed staff to strike the just added Condition number 8 regarding the 10-foot setback and to modify Condition number 2 to accurately reflect the remaining number of conditions. The Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Report Plan and approved the project based on the evidence and findings, and subject to the conditions of approval.

OTHER MATTERS

RMA-Public Works representative Michael Goetz proffered the suggestion that the benefits of adding a boundary survey requirement on certain future zoning applications be given consideration. He cited today's Agenda Item 2 as an example where a boundary survey could have been invaluable.

The Zoning Administrator committed to taking his suggestion to Senior Staff for discussion.

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 10:51 a.m.