



# Monterey County

## Action Minutes Monterey County Zoning Administrator

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

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Thursday, April 13, 2017

9:30 AM

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**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 Treffry – Environmental Health Bureau

**Absent:**

Representative for RMA – Public Works

Representative for Water Resources Agency

### **PUBLIC COMMENT**

No comments were received from the public.

### **AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Clerk Melissa McDougal informed the Zoning Administrator that there was a memorandum provided by Staff for Agenda Item number two, Spindrift View Partners LLC.

### **9:30 A.M. - SCHEDULED ITEMS**

#### **PLN160700 - NELSON**

Request to continue this item to a date uncertain to action on an amendment to a previously approved Combined Development Permit (PLN120412) adding to an existing single family dwelling and pavilion.

**Project Location:** 29922 Spindrift Road, Carmel Highlands, Carmel, Carmel Area Land Use Plan

**Proposed CEQA Action:** Consider the previously adopted Mitigated Negative Declaration

**Project Planner Rudy Luquin presented a request to continue the hearing on this item to April 27, 2017.**

**Public Comment:** None

**Decision:** The Zoning Administrator continued the hearing on this project to April 27, 2017.

**PLN140483 - SPINDRIFT VIEW PARTNERS LLC**

Public hearing to consider an after-the-fact Combined Development Permit to clear code violation (CE020247) for the construction of a test well.

**Project Location:** 161-B Spindrift Road, Carmel, Carmel Area Land Use Plan

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

**Attachments:**

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolution](#)

[Hearing Submittal](#)

[Resolution 17-025 PLN140483\\_041317](#)

Project Planner Jaime Scott Guthrie presented the project and provided a memorandum suggesting changes to the draft resolution.

Public Comment: Tina Hannas-De Freitas, Applicant; Rob Thompson; David Bendall; Pamela Silkwood; Tina Hannas-De Freitas responded to comments from the public.

Decision: The Zoning Administrator found the project Categorically Exempt pursuant to Section 15303(d) of the CEQA Guidelines and approved an after-the-fact Combined Development Permit to construct a test well and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource with the recommended changes.

**OTHER MATTERS**

None

**ADJOURNMENT**

11:00 a.m

**APPROVED:**

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**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:** \_\_\_\_\_  
**Melissa McDougal, Zoning Administrator Clerk**

**APPROVED ON**\_\_\_\_\_