



# Monterey County

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

## Action Minutes Monterey County Zoning Administrator Agenda Item B

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

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Thursday, January 11, 2018

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 Treffrey – Environmental Health Bureau  
Michael Goetz – Public Works

**Absent:**

Representative for Water Resources Agency

### **PUBLIC COMMENT**

No comments were received from the public.

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

None.

### **ACCEPTANCE OF MINUTES**

None.

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

- 1. PLN170684 - HENNESSY**  
Public hearing to consider the construction of a new single family dwelling and guesthouse  
**Project Location:** 195 Spindrift Road, Carmel Area Land Use Plan  
**Proposed CEQA action:** Categorically Exempt per §15303 (a) of the CEQA Guidelines

**Attachments:**     [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Plans](#)  
[Exhibit E - Letter from Brandon Sanderson \(CA Fish and Wildlife\)](#)  
[Exhibit F - Letter from Mark Allaback \(Biosearch Environmental Consulting\)](#)  
[Exhibit G - Updated Bioogical Report \(Nicole Nedeff\)](#)  
[Exhibit H - LUAC Minutes](#)

The project was presented by Planner Maira Blanco. Michael Goetz suggested a survey would be appropriate as it is proposed to just meet the setbacks and that the project is subject to the traffic impact fee.

Public Comment: Frank Hennessy, Applicant

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Combined Development Permit with the changes recommended by Staff including conditions to clarify permit description in the Decision section, adding language to the findings, including non-substantive corrections, clarifying the variance reduction will be for main residence only, and clarification of Condition 8 that the condition would apply if woodrats are still listed as a species of special concern when project construction is imminent.

### **OTHER MATTERS**

None.

### **ADJOURNMENT**

10:02 A.M.

**APPROVED:**

\_\_\_\_\_  
**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY:** \_\_\_\_\_  
**Yolanda Maciel P., Zoning Administrator Clerk**

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