



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

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

Thursday, February 8, 2018

9:30 AM

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
Jennifer Bodensteiner – Water Resources Agency
Patrick Treffry - Representative for Environmental Health Bureau

Absent:

Representative for Public Works

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed public comments on the dais for agenda item 2
PLN170535 and a memorandum from Public Works for both agenda items.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. **PLN170722 - ADAMS -**
Public hearing to consider the installation of a manufactured single-family dwelling, a manufactured accessory dwelling unit, and a detached manufactured garage/workshop.
Project Location: 137 Pine Canyon Road, Salinas, Toro Area Plan
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Toro LUAC Minutes](#)
[Exhibit C - Vicinity Map](#)

PLN170722 – ADAMS

The project was presented by Joe Sidor.

Public Comment: John Moore

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines and approved the Design Approval including adding a traffic fee condition.

2.

PLN170535 - HEVRDEJS -

Public hearing to consider construction of a single-family dwelling, attached and detached accessory structures, and an accessory dwelling unit.

Project Location: 1691 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Project Discussion](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Del Monte Forest LUAC Minutes - July 6, 2017](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Correspondence](#)
[Hearing Submittal](#)

PLN170535 – HEVRDEJS

The project was presented by Joe Sidor. The Zoning Administrator opened a hearing on a request for a continuance.

Public Comment: Bruce Tichinin, Anthony Lombardo

The Zoning Administrator decided against continuing the hearing and requested staff make a presentation on the project, which was done by Planner Joe Sidor.

Public Comment: Anthony Lombardo, Aaron Kanosian, Joel Gambord, and Bruce Tichinin, Anthony Lombardo responded to public comments.

Decision: The Zoning Administrator found the project categorically exempt per section 15302 of the CEQA Guidelines and approved the Combined Development Permit with changes to findings, addition of standard traffic condition and landscaping condition.

OTHER MATTERS

None

ADJOURNMENT

10:51 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON_____