

Monterey County

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



Action Minutes - Final

Thursday, August 9, 2018

9:30 AM

Monterey County Zoning Administrator

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

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

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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

Nikki Fowler – Environmental Health Bureau

Absent:

Representative for Public Works

Representative for Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed a Memorandum from Staff for scheduled item 1, PLN180115, and public comment for scheduled item 3, PLN170624.

9:30 A.M. - SCHEDULED ITEMS

1.

PLN180115 - MFJK PARTNERSHIP

Public hearing to consider installation of a ground mount photovoltaic system in a dirt parking lot to support existing agricultural uses within 750-feet of a known archaeological resource.

Project Location: 2250 Highway 1, Moss Landing, North County Land Use Plan (APN: 413-011-029-000)

Proposed CEQA action: Categorically Exempt pursuant to Section 15303(e) of the CEQA Guidelines.

The project was presented by Planning Manager Brandon Swanson. The Project is deemed ministerial per section 65850.5 of the Government Code, which applies for installation of solar panels. Site was analyzed by Staff with no impacts to health, environment or safety; therefore, the project was withdrawn from consideration at a public hearing and will be processed as a building permit.

Decision: The Zoning Administrator recognized the project to be withdrawn.

2.

PLN180248 - WALLACE MICHAEL & NAOMI TRS

Public hearing to consider the construction of a two-story single family dwelling, attached garage, and removal of 2 trees (1 Monterey Pine, 1 Oak).

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of

the CEQA Guidelines

Project Location: 3104 Valdez Road, Pebble Beach, Greater Monterey Peninsula Area Plan

The project was presented by project planner Ted Lopez along with Planning Manager Brandon Swanson.

Public Comment: Alan Turpen

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Design Approval with changes recommended by Staff and non-substantive changes to the resolution.

3.

PLN170624 - GREER

Public hearing to consider conversion of an existing test well to a permanent well for a future single connection which is not part of this application.

Project Location: 124 Fern Canyon, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines.

The project was presented by project planner Richard Craig Smith.

Public Comment: Nancy Isakson, John Bridges, George Riley

Decision: The Zoning Administrator found the project categorically exempt per section 15301(b) of the CEQA Guidelines and approved a Coastal Administrative Permit and Design Approval with non-substantive changes to the resolution.

4.

PLN180023 - GREMP

Public hearing to consider the demolition of an existing two-story single-family dwelling, and construction of a 4,871 square foot two-story single-family dwelling with an attached garage and subterranean basement.

Project Location: 3024 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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

The project was presented by project planner Joe Sidor along with Planning Manager Brandon Swanson.

Public Comment: David Martin

Decision: The Zoning Administrator found the project categorically exempt per section 15302 of the CEQA Guidelines and approved a Design Approval with changes to condition 1.

OTHER MATTERS

None.

ADJOURNMENT

10:28 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____