

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901*



Action Minutes - Draft

Thursday, September 13, 2018

9:30 AM

Monterey County Zoning Administrator

*Carl Holm, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

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

Roger Van Horn – 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 items on the dais for agenda item 2, PLN180169.

ACCEPTANCE OF MINUTES

- a.** Acceptance of the January 25, 2018 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the January 25, 2018 Zoning Administrator meeting minutes.
- b.** Acceptance of the February 8, 2018 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the February 8, 2018 Zoning Administrator meeting minutes.
- c.** Acceptance of the February 22, 2018 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the February 22, 2018 Zoning Administrator meeting minutes.
- d.** Acceptance of the March 8, 2018 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the March 8, 2018 Zoning Administrator meeting minutes.
- e.** Acceptance of the March 29, 2018 Zoning Administrator meeting minutes.

The Zoning Administrator accepted the March 29, 2018 Zoning Administrator meeting

9:30 A.M. - SCHEDULED ITEMS

The Zoning Administrator reversed the agenda order for items 1 and 2.

1.

PLN160840 - OLEKSY

Public hearing to consider after-the-fact development on slopes of 25% or greater including patios, and a storage shed; and to allow new development on slopes of 25% or greater for an additions to a single-family dwelling

Project Location: 363 Calle De Los Agrinemsors, Carmel (Assessor's Parcel Number 189-532-010-000), Carmel Valley Master Plan

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

The project was presented by project planner Son Pham-Gallardo. Roger Van Horn suggested that Environmental Health staff inspection be added to condition 9.

Public Comment: Terry Latasa,

Decision: The Zoning Administrator found the project categorically exempt per section 15301(e) of the CEQA Guidelines and approved a Combined Development Permit with non-substantive changes, clarification to findings 1 and 5 and the conditions of approval, and changes to condition from Environmental Health to be present during septic tank

2.

PLN180169 - TANG

Public hearing to consider the addition of a 603-square foot, two-level garage on slopes exceeding 30 percent.

Project Location: 3284 San Luis Avenue, Carmel-by-the-Sea, Carmel Area Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15301(e) of the CEQA Guidelines

The project was presented by project planner Maira Blanco.

Public Comment: Erik Dyer and a neighbor who abstained from providing their name

Decision: The Zoning Administrator found the project categorically exempt per section 15301(e) of the CEQA Guidelines and approved a Combined Development Permit with clarification of tree removal and an additional condition for the addition to the wall on east side of the generator.

3.

PLN171046 - CHAPMAN

Public hearing to consider construction of an approximately 4,400 sq. ft., two-story single-family dwelling with an attached two-car garage within 750 feet of a known archaeological resource.

Project Location: 2707 Pradera Road, Carmel Meadows, Carmel Area Land

Use Plan, Coastal Zone

Proposed CEQA Action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

The project was presented by project planner Joseph Sidor.

Public Comment: Ken Helland, Diane Gunta, Christine Kemp, Gale Dryden, Paul Goldstein, John Salvo, Nancy Knopf, Cody Phillips

Decision: The Zoning Administrator found the project categorically exempt per section 15303 and approved a Coastal Administrative Permit and Design Approval.

OTHER MATTERS

None

ADJOURNMENT

11: 16 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON_____