

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 27, 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*

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

Nicole 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 an errata memorandum from Staff on the dais for agenda item 3, PLN171011.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN170958 - HARWELL JOHN D & MARY BADING TRS**
Public hearing to consider the construction of a two story workshop and home office (approximately 1,835 sq. ft.) on slopes in excess of 25%.
Project Location: 5 Pradera Lane, Carmel, Greater Monterey Peninsula Area Plan
Proposed CEQA Action: Categorically exempt per Section 15303(e) of the CEQA Guidelines

The project was presented by project planner Anna Quenga along with Brandon Swanson.

Public Comment: Dave Dunnigan

Decision: The Zoning Administrator found the project categorically exempt per section 15303(e) of the CEQA Guidelines and approved the Combined Development Permit with non-substantive changes.
- 2. PLN180167 - MENDOZA**

Public hearing to consider the construction of a two-story single family dwelling with attached two-car garage (Approx. 4,039 sq. ft.), and removal of two (2) Oak trees.

Project Location: 17090 Wallace Court, North County Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines.

The project was presented by project planner R. Craig Smith along with Brandon Swanson.

Public Comment: Francisco Mendoza

Decision: The Zoning Administrator found the project categorically exempt per Section 15303 and approved the Combined Development Permit with changes to finding 8, non-substantive changes, changes to condition 1, and removal of condition 7.

3.

PLN171011 - ALFORD

Public hearing to consider an after-the-fact permit to clear a Code Enforcement Case (17CE00253) for the construction of a 1,052 square foot rear-yard patio and to replace 4,708 square feet of impervious driveway surfaces with pervious material.

Project Location: 1496 Bonifacio Road, Pebble Beach, Del Monte Forest Land Use Plan

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

The project was presented by project planner Jacquelyn Nickerson along with Brandon Swanson.

Public Comment: Tina Hanna, Gail Hatter, Dale Ellis

Decision: The Zoning Administrator found the project categorically exempt per section 15303(e) and the approval of after-the-fact permit to clear Code Enforcement Case, with changes as recommended by staff, to finding 1 evidences e and h, edits to finding 2a and 3a, and incorporating conditions from errata memo provided by Staff.

OTHER MATTERS

None

ADJOURNMENT

10:50 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., Zoning Administrator Clerk

APPROVED ON _____