

# **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, June 13, 2019**

**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**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Mike Novo – Zoning Administrator  
Roger Van Horn – Environmental Health Bureau  
Michael Goetz – RMA-Public Works

**Absent:**

Representative for Environmental Services

**PUBLIC COMMENT**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Clerk distributed the following documents:

- Public comment letters for agenda items  
No. 1: PLN180240-WALNUT COVE LLC and agenda item  
No. 2: PLN190038-NICOLA;
- Staff Errata Memo for agenda item No. 1: PLN180240-WALNUT COVE LLC;  
and
- Environmental Health Bureau document for agenda item No. 2: PLN190038  
-NICOLA

**ACCEPTANCE OF MINUTES**

The Minutes for September 13, 2018, September 27, 2018, October 11, 2018, and October 25, 2018 were accepted.

- A.** Acceptance of the September 13, 2018 Zoning Administrator meeting minutes.
- B.** Acceptance of the September 27, 2018 Zoning Administrator meeting minutes.
- C.** Acceptance of the October 11, 2018 Zoning Administrator meeting minutes.
- D.** Acceptance of the October 25, 2018 Zoning Administrator meeting minutes.

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

1. **PLN180240 - WALNUT COVE LLC (CONTINUED FROM MAY 30, 2019)**  
Public hearing to consider demolition of an existing single-family dwelling.  
**Project Location:** 24418 and 24424 San Juan Road, Carmel, Carmel Land Use Plan, Coastal Zone  
**Proposed CEQA action:** Categorically Exempt Per Section 15301 (l) of the CEQA Guidelines  
  
**The project was presented by project planner Jacquelyn Nickerson and Chief of Planning Brandon Swanson, including explanation of changes recommended by the memorandum.**  
  
**Public Comment:** Chad Brown, Architect, Natalie Nielsen; Robin Robinson; Amy McDonald. Chad Brown responded to comments.  
  
**Decision:** The Zoning Administrator found the project qualified as Class 1 Categorically Exempt per Section 15301 with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Coastal Administrative Permit with changes recommended by staff, non-substantive changes to the resolution, addition of an evidence j to Finding 1, new evidence for Finding 6,, and changes to Finding 7: appealability to Coastal Commission, addition of Condition relative to hours of operation, and modification of Condition 7 trigger relative to tree removal.
2. **PLN190038 - NICOLA**  
Public hearing to consider after-the-fact development on slopes in excess of 25% for a residential driveway, residential building pad, and installation of two water tanks to correct a code violation (16CE00305).  
**Project Location:** 28771 Underwood Road, Salinas (Assessor's Parcel Number 416-451-048-000), Toro Area Plan  
**Proposed CEQA action:** Categorically Exempt per Section 15304 of the CEQA Guidelines  
  
**The project was presented by project planner Son Pham-Gallardo.**  
  
**Public Comment:** Anthony Nicola, applicant  
  
**Decision:** The Zoning Administrator found the project Categorically Exempt per Section 15304 with no exceptions per Section 15300.2 of the CEQA Guidelines and approved an after-the-fact Use Permit with non-substantive changes to the resolution and clarification added to Finding 6 – Evidence (d). The Notes section was modified to read 2 years instead of 3 years.

**OTHER MATTERS**

None.

**ADJOURNMENT**

10:16 a.m.

APPROVED:

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

ATTEST:

BY: \_\_\_\_\_  
Andria Sumpter, Zoning Administrator Clerk

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