

# **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 - Final**

**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 6/13/19