

# **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, July 11, 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 9:31 A.M.

**ROLL CALL**

**Present:**

**Zoning Administrator – Mike Novo**

**RMA/Public Works - Michael Goetz**

**Environmental Health Bureau - Roger Van Horn**

**Absent:**

**RMA/Environmental Services**

**PUBLIC COMMENT**

No comments were received from the public.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Secretary distributed public comment for agenda item No. 1: PLN160629 – Valenzuela on the dais.

**ACCEPTANCE OF MINUTES**

- A.** Acceptance of the: December 6, 2018; January 10, 2019; January 31, 2019; February 14, 2019; February 28, 2019; April 18, 2019; and May 9, 2019 Zoning Administrator meeting minutes.

**The Minutes for December 6, 2018, January 10, 2019, January 31, 2019, February 14, 2019, February 28, 2019, April 18, 2019 and May 9, 2019 were accepted.**

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

- 1.** **PLN160629/Valenzuela**  
Public hearing to consider after-the-fact permit to clear a code enforcement case (16CE00075) for the construction of a 1,433 square foot covered patio structure.  
**Project Location:** 24710 Foothill Drive, Salinas (Assessor's Parcel Number 107-071-018-000), Toro Area 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, Environmental Health Bureau provided information that the structure may encroach on the septic system.**

Zoning Administrator asked a question of staff regarding status of completion of the covered patio structure.

**Applicant:** Lupe Valenzuela

**Applicant Representative:** Sergio Vaca, Agent

**Public Comment:** Randy Gillenwater

**Decision:** The Zoning Administrator continued the hearing on the project to a date uncertain, requiring re-noticing, to allow applicant to work with Environmental Health Bureau to address the septic system issue.

**2.**

**PLN170794 - KAUFMANN**

Public hearing to consider the construction of a single-family dwelling with an attached two-car garage (approximately 4,176 square feet) and the removal of seven (7) protected trees (4 Monterey Pines and 3 Coast Live Oaks).

**Project Location:** 3309 Camino Del Monte Street, Carmel, Coastal Zone.

**Proposed CEQA action:** Categorically Exempt per §15303 (a) of the CEQA Guidelines

The project was presented by project planner Yasmee Hussain.

Zoning Administrator asked a question of staff regarding the source of water in respect to the cease and desist order against Cal-Am providing new hook-ups. Michael Goetz, RMA-Public Works asked a question of staff regarding the side yard and rear yard setbacks. Due to the proximity to required setbacks, RMA-Public Works recommended adding a condition for a boundary survey to ensure the house is constructed at the correct setback.

**Applicant:** Mark Kaufmann

**Applicant Representative:** Alan Turpen, Architect

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project qualified for a Categorical Exemption per Section 15303(a) with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Combined Development Permit and Design Approval with the following amendments and non-substantive changes:

- Finding 5- add evidence (d) to document site visit was conducted
- Add condition regarding tree protection
- Add RMA/Public Works condition to have a professional land surveyor perform a boundary survey

**3.**

**PLN190200 - CARSON HOWARD MICHAEL & TUCKER MICHAEL KELLY**

Public hearing to consider a 1,370 square foot addition to an existing 1,498 square foot one-story single family including a new 590 square foot attached two-car garage and removal of three protected trees.

**Project Location:** 24713 Upper Trail, Carmel, Carmel Land Use Plan, Coastal

Zone.

**Proposed CEQA action:** Categorically Exempt Per Sections 15301 (e) and 15303 (e) of the CEQA Guidelines

The project was presented by project planner Jacquelyn Nickerson.

Zoning Administrator asked questions of staff regarding the materials for the retaining wall and fencing around the property.

**Applicant:** Michael Tucker

**Applicant Representative:** Jeff Crockett, Agent/Architect

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project qualified for a Categorical Exemption per Sections 15301(e) and 15303(e) with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Coastal Development Permit and Design Approval with the following amendments and non-substantive changes to the resolution:

- Add gates and fencing to description in Condition 1

4.

**PLN190120 - KHERA TANVIR S & BOPARAI PREETI (EVERS)**

Public hearing to consider the construction of an approximately 4,365 square foot one-story single family with an attached two-car garage and construction of an approximately 390 square foot attached guesthouse with an attached 310 square foot two-car garage.

**Project Location:** 502 Estrella D'Oro, Monterey, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Categorically Exempt Per Sections 15303 (a) and (e) of the CEQA Guidelines

The project was presented by project planner Jacquelyn Nickerson.

**Applicant Representative:** Darren Davis, Designer

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project qualified for a Categorical Exemption per Sections 15303 (a) and (e) with no exceptions per Section 15300.2 of the CEQA Guidelines and approved a Design Approval with the following amendments:

- Non-substantive changes to the findings and evidence
- Change to Finding 5, evidence (b) to add a cross-reference to Finding 2, evidence (c)
- Delete language at the end of the Resolution regarding expiration

**OTHER MATTERS**

None.

**ADJOURNMENT**

10:11 a.m.

**APPROVED:**

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

**ATTEST:**

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

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