

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, August 29, 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:

Zoning Administrator – Mike Novo

Environmental Health Bureau - Roger Van Horn

Absent:

RMA/Public Works representative

RMA/Environmental Services representative

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN190039 - NAVARRO**
Public hearing to consider a Use Permit to allow the installation of a 65-foot tall wireless communication facility disguised as a pine tree.
Project Location: 41652 Maple Avenue, Greenfield (Assessor's Parcel Number 109-092-011-000), Central Salinas Valley
CEQA Action: Categorically Exempt per Section 15303
The project was presented by project planner Kenny Taylor.

Applicant Representative: None.

Public Comment: Tom Johnson

Decision: The Zoning Administrator continued the hearing on the project to September 12, 2019.
- 2. PLN180249 - MARSHALL DANIEL & ANA CO-TRS**
Public hearing to consider:

 1. The remodel of an existing split-level two-story single family dwelling and attached garage, and a 73 square foot addition connecting the dwelling to a detached guesthouse resulting in one 2,046 square foot single family

- dwelling all located within 750 feet of known archaeological resources;
2. A Coastal Development Permit to allow alterations to an existing structure that is legal nonconforming as to Floor Area Ratio in excess of 45% (47.5%) and that may retain its legal nonconforming status for FAR in excess of 45% (47.44%); and
 3. A permit to allow a parking space allowed in the required front setback to count toward the required parking on the site.

Project Location: 26269 Ocean View Avenue, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines

The project was presented by project planner Jamie Scott Guthrie.

Applicant Representative: Chika Nii

Public Comment: None.

Decision: The Zoning Administrator found the project for remodel of a single family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and approved a Combined Development Permit with non-substantive changes to the resolution.

3.

PLN180514 - COASTAL DEVELOPMENT, LLC

Public hearing to consider the construction of four single-family dwellings with attached garages (approximately 2,500 square feet each).

Project Location: 3007, 3009, 3011, and 3013 Paris Court, Royal Oaks. North County Land Use Plan, Coastal Zone

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

The project was presented by project planner Yasmee Hussain.

Applicant Representative: Ron Gorman

Public Comment: None.

Decision on APN: 412-141-050-000: The Zoning Administrator found the project for a single-family residence qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and approved the Coastal Administrative Permit with non-substantive changes to the resolution.

Decision on APN: 412-141-051-000: The Zoning Administrator found the project for a single-family residence qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and approve the Coastal Administrative Permit with non-substantive changes to the resolution and deleting condition 4 (height verification).

Decision on APN: 412-141-052-000: The Zoning Administrator found the project

for a single-family residence qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and approve the Coastal Administrative Permit with non-substantive changes to the resolution and deleting condition 4 (height verification).

Decision on APN: 412-141-053-000: The Zoning Administrator found the project for a single-family residence qualifies for a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and approve the Coastal Administrative Permit with non-substantive changes to the resolution and deleting condition 4 (height verification).

OTHER MATTERS

None.

ADJOURNMENT

9:47 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Sophia Magana, Zoning Administrator Clerk

APPROVED ON _____

Monterey County

*Monterey County Zoning Administrator
Monterey County Government Center - Board of Supervisors Chambers
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Action Minutes - Draft

Thursday, September 12, 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*

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9:30 A.M - Call to Order

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

ROLL CALL

Present:

Zoning Administrator – Mike Novo

Environmental Health Bureau - Roger Van Horn

Absent:

RMA/Public Works representative

RMA/Environmental Services representative

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

9:30 A.M. - SCHEDULED ITEMS

1.

PLN180264 - SLAMA

Public hearing to consider continuing the hearing on an application for the construction of a two-story single-family dwelling (9,420 square feet); an attached accessory dwelling unit (1,197 square foot); a detached one-story second residential dwelling unit meeting the density at the site (949 square feet); and a barn (2,016 square feet).

Project Location: 25003 and 25005 Boots Road, Monterey

Proposed CEQA Action: Find the project is a single-family residence and accessory structures in a residential zone, which qualifies for a class 3 exemption under Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2.

The project was presented by project planner Kenny Taylor.

Applicant Representative: None.

Public Comment: Mike Weaver

Decision: The Zoning Administrator continued the hearing on the project to September 26, 2019.

2. PLN190039 - NAVARRO (AT&T WIRELESS) (Continued from August 29, 2019)

Public hearing to consider approving a Use Permit to allow the installation of a 65-foot tall wireless communication facility disguised as a pine tree.

Project Location: 41652 Maple Avenue, Greenfield (Assessor's Parcel Number 109-092-011-000), Central Salinas Valley

Proposed CEQA action: Exempt per 15303 of the CEQA Guidelines

The project was presented by project planner Kenny Taylor.

Applicant Representative: Shane Woodruff

Public Comment: None.

Decision: The Zoning Administrator found the project qualifies as a Class 3 Categorical Exemption per Section 15303 and approved a Use Permit to allow establishment of a wireless communications facility consisting of construction of a 65-foot tall wireless communication pole, and 112 square feet equipment shelter, a back-up diesel generator all located within a 24 square foot, 8-foot tall security fence enclosure with a modification to approve a monopole, with non-substantive changes to the resolution and edits to Finding 3 (Evidence b) and Conditions 1 and 2.

3. PLN180316 - RAMIREZ & GONZALEZ

Public hearing to consider an after-the-fact permit for the construction of a 1,380 square foot steel barn and a 720 square foot horse stable.

Project Location: 14700 Del Monte Farms Road, North County Land Use Plan

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

The project was presented by project planner Richard C. Smith.

Applicant Representative: None.

Public Comment: Barbara Joaquim

Decision: The Zoning Administrator continued the hearing on the project to September 26, 2019.

OTHER MATTERS

None.

ADJOURNMENT

10:10 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Sophia Magana, Zoning Administrator Clerk

APPROVED ON _____