

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, January 9, 2020

9:30 AM

Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

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
RMA/Public Works – Michael Goetz

Absent:

Representative for Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Letters from the public for Agenda Item 3, PLN190010 – STATE OF CALIFORNIA (Charter Spectrum) and letters from the public for Agenda Item 4, PLN180438 Rey & Clark were distributed on the dais.

ACCEPTANCE OF MINUTES

1. Acceptance of the: August 29, 2019 and September 12, 2019 Zoning Administrator meeting minutes.

The Zoning Administrator minutes of August 29, 2019 and September 12, 2019 were accepted.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN190317 - LARSON**
Public hearing to consider construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and 6' redwood fence on a vacant lot. **Project Location:** 3052 Larkin Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA action:** Categorically Exempt Per Sections 15303(a) and 15303(e) of the CEQA Guidelines

The project was presented by Project Planner Mary Israel. A new condition for a boundary survey was recommended by staff, as explained by Michael Goetz.

Applicant Representative: John Moore (Designer)

Public Comment: None.

Decision: The Zoning Administrator found that the project involves the construction of a new single family dwelling and an accessory structure, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303(a) and 15303(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the construction of a 2,417 square foot one story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and a 6 foot tall redwood fence with a Landscape Plan on a vacant lot. Grading would be approximately 190 cubic yards of cut/165 cubic yards of fill.

3.

PLN190010 - STATE OF CALIFORNIA (CHARTER SPECTRUM)

Public hearing to consider a coastal development permit for excavation and boring within 750 feet of known archaeological resources involving underground installation of internet cable along a 4.97-mile length of State Route 1 between post-miles 69.666 to 74.638.

Project Location: State Route 1, between post-miles 69.666 to 74.638 (south of Carpenter Street and north of Fern Canyon Road), Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Consider and adopt a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan pursuant to Section 15074 of the CEQA Guidelines.

The project was presented by Project Planner Joe Sidor.

Applicant Representative: Mike Brunner.

Public Comment: David Goldschmidt, Lisa Ludibicki (applicant), Chad Burns (applicant), Rich Larson, Harold Wolgamott, Scott Levinworth, and Joel Staker.

Decision: The Zoning Administrator adopted a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and approved a Coastal Development Permit to allow development within 750 feet of known archaeological resources (i.e., excavation and boring to allow underground placement of approximately 0.66 miles of internet cable along a 4.97-mile length of State Route 1); and adopted a Condition Compliance and Mitigation Monitoring and Reporting Plan.

4.

PLN180438 - REY & CLARK

Public hearing to consider a permit for the construction of a one-story single-family dwelling (3,415 square feet) a one-story detached garage with workshop (1,021 square feet), an inground swimming pool, a 1,000 square foot ground mounted photovoltaic system, and conversion of 1.4 acres of uncultivated land to an olive tree orchard. Grading associated with the proposed development is approximately 1,430 cubic yards of cut and 3,200 cubic yards of fill.

Project Location: 11850 Paseo Escondido Road, Carmel Valley

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines.

The project was presented by Project Planner Son Pham-Gallardo and Craig Spencer.

Applicant and Representative: Eric Rey and Jason Retterer.

Public Comment: None.

Decision: The Zoning Administrator found the project exempt from CEQA per Section 15303 of the CEQA Guidelines, with no exceptions pursuant to Section 15300.2, and approved an Administrative Permit and Design Approval for the construction of a 3,415 square foot one-story single family dwelling with a detached 1,021 square foot detached garage/storage and workshop, a new inground swimming pool, a 1,000 square foot ground mounted photovoltaic system, installation of eight 5,000 gallons storage water tanks and conversion of 1.4 acres of uncultivated land to an olive tree orchard. Grading associated with the proposed development is approximately 1,430 cubic yards of cut and 3,200 cubic yards of fill. The Zoning Administrator decision included non-substantive changes to the draft resolution and a change to Condition 10.

OTHER MATTERS

None.

ADJOURNMENT

10:39 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____

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, January 30, 2020

9:30 AM

Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Water Resources Agency*

9:30 A.M - Call to Order

The meeting was called to order by Mike Novo at 9:32 A.M.

ROLL CALL

Present:

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

Absent:

Representative for Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

ACCEPTANCE OF MINUTES

1. Acceptance of the: September 26, 2019, October 10, 2019, October 31, 2019, November 14, 2019 and December 5, 2019.

The Zoning Administrator accepted the minutes of September 26, 2019, October 10, 2019, October 31, 2019, November 14, 2019 and December 5, 2019.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN180360 - AMATYA**
Public hearing to consider the construction of a single-family dwelling with an attached two-car garage (approximately 3,397 square feet) on slopes in excess of 30% and the removal of one landmark Monterey Pine tree.
Project Location: 24723 Handley Drive, Carmel, Coastal Zone.
Proposed CEQA action: Categorically Exempt per §15303 (a) of the CEQA Guidelines

The project was presented by Project Planner Yasmeen Hussain. Staff recommended adding standard conditions relating to Notice of Report and a Boundary Survey.

Applicant Representative: Benjamin Tiscareno (Architect)

Public Comment: None.

Decision: The Zoning Administrator found that the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and approved a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single family dwelling with attached garage (3,397 square feet); 2) A Coastal Development Permit to allow development on slopes greater than 30%; and 3) A Coastal Development Permit to allow the removal of one (1) landmark Monterey Pine tree. The Zoning Administrator made non-substantive changes to the resolution, included the new conditions recommended by staff, and changes to Finding 6, Evidences b and c. In addition, the Zoning Administrator added compliance actions to Condition 9.

3.

PLN190005 - SHEN JIANJUN & WANG SHUHUA

Public hearing to consider the demolition of an existing 5,386 square foot single-family dwelling with an attached garage, and construction of a 7,440 square foot two-story single-family dwelling inclusive of a 789 square foot attached three-car garage, and construction of a 1,115 square foot detached Accessory Dwelling Unit inclusive of an attached 265 square foot one-car garage.

Project Location: 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

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

The project was presented by Project Planner Joe Sidor. RMA Development Services recommended the standard condition for a boundary survey.

Applicant Representative: Jun Siliano.

Public Comment: None.

Decision: The Zoning Administrator found that the project involves the demolition of an existing single family dwelling and construction of a new single family dwelling and an accessory dwelling unit, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a: Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage; Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached Accessory Dwelling Unit with an attached one-car garage; and Coastal Development Permit to remove one (1) oak tree.

The Zoning Administrator made non-substantive changes to the resolution, included the new condition recommended by staff, and made changes to clarify that the pond is a dry pond and not to be filled with water. In addition, the Zoning Administrator added the standard condition for Notice of Report.

4.

PLN180337 - OCHO WEST CA LLC

Public hearing to consider the construction of an approximately 6,800 square foot two-story single family with an attached three-car garage and construction of an approximately 800 square foot detached accessory dwelling unit.

Project Location: 12 Rancho San Carlos Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

The project was presented by Project Planner Kenny Taylor.

Applicant: Marian Schicketanz (Architect), Josh Harwayne.

Public Comment: None.

Decision: The Zoning Administrator adopted a Mitigated Negative Declaration; Approved a Combined Development Permit consisting of: A Coastal Administrative Permit and Design Approval to allow the construction of a 6,800 square foot two-story single family dwelling with attached garage; A Coastal Administrative Permit and Design Approval allow the construction of an 800 square foot detached Accessory Dwelling Unit; and; Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and Adopted a Mitigation Monitoring and Reporting Program.

The Zoning Administrator made non-substantive changes to the resolution, included the new conditions recommended by staff, changes to Finding 6, Evidences k and l, changes to Finding 9 evidence, and changes to the decision section to include standard language for attachments to the resolution. In addition, the Zoning Administrator made non-substantive changes to the conditions and changes to Conditions 7, 10, and 16, and added the standard condition for Lighting Plans in a visually sensitive area.

OTHER MATTERS

None.

ADJOURNMENT

10:42 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____