

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, March 14, 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*

9:30 A.M - Call to Order

ROLL CALL

Present:

Mike Novo – Zoning Administrator for PLN180506

John Dugan – Zoning Administrator for PLN170974

Absent:

Representative for Public Works

Representative for Water Resources Agency

PUBLIC COMMENT

No comments were received from the public.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

Item 2 heard before Item 1

PLN170974 - STAGECOACH TERRITORY INC (RED BARN)

Public hearing to consider a Minor Amendment to a previously approved Use Permit (Resolution No. ZA-3117), which allowed indoor and outdoor retail sales of new and used merchandise, beer bar, snack food bar, and wine tasting and sales. The Minor Amendment allows a relocation of 17,497 square feet of outdoor retail sales space as a result of outdoor sales space lost to a Cal-Trans interchange project in 2015.

Project Location: 1000 Hwy 101, 1060 Hwy 101, 1150 Hwy 101, and 1050 Hwy 101, Aromas CA 95004

Proposed CEQA Action: Categorically exempt per CEQA Guidelines 15301 and 15302

A request was presented by project planner Cheryl Ku to continue the hearing on the project to May 9, 2019.

Public Comment: Joel Panzer

Decision: John Dugan, Acting as Zoning Administrator, accepted and continued the hearing to May 9, 2019.

PLN180506 - ROBINSON STEVEN R TR

Public hearing to consider a demolition of an existing single family dwelling and construction of a one-story single family dwelling with attached garage (3,423 square feet).

Project Location: 2883 Oak Knoll Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt Per Section 15303 (a) of the CEQA Guidelines

The project was presented by project planner Jacquelyn Nickerson along with Craig Spencer.

Public Comment: Scott Zazueta

Decision: The Zoning Administrator found the project categorically exempt per section 15303(a) of the CEQA Guidelines and approved a Design Approval subject to conditions as presented by Staff.

OTHER MATTERS

None

ADJOURNMENT

– 9:36 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Yolanda Maciel P., 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, June 25, 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

RMA/Public Works – Juan Hernandez

Environmental Health Bureau – Roger Van-Horn

Absent:

Representatives for:

Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record on the dais is a letter from the public for agenda item numbers 2 & 3, PLN190428 & PLN190429 Khalsa Development.

ACCEPTANCE OF MINUTES

A

Acceptance of the April 30, 2020 and May 14, 2020 Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the meeting minutes for April 30, 2020 and May 14, 2020.

9:30 A.M. - SCHEDULED ITEMS

1

PLN190255 - SMITH & RADER

Public hearing to consider a continuance for a proposed fence application from the June 25th Zoning Administrator hearing to the July 9th Zoning Administrator hearing date.

Project Location: 99 Second Street, Spreckels (Assessor's Parcel Number 177-061-003-000), Greater Salinas Area Plan

Proposed CEQA action: Categorically Exempt per Section 15270 (a) of the CEQA Guidelines

Liz Gonzalez, Project Planner, presented the continuance of this project.

Applicant: Roseana Rader

Public Comment: None

Decision: The Zoning Administrator continued the hearing for this project to

July 9, 2020.

3 PLN190428 and PLN190429- KHALSA DEVELOPMENT

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

Project Location: 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

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

Mary Israel, Project Planner, presented this project.

Applicant: Dana Khalsa

Public Comment: Eileen Hu, Adan Arias, Sat Kirtan Kalsa

Decision: The Zoning Administrator found the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval for the construction of a 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. Changes to the evidence for Finding 2, as well as non-substantive changes, were made to the resolution. The decision allows flexibility in garage door design between this project and PLN190429 to provide a distinction between the two houses.

2 PLN190428 and PLN190429 - KHALSA DEVELOPMENT

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

Project Location: 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

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

Mary Israel, Project Planner, presented this project.

Applicant: Hari Khalsa

Public Comment: Eileen Hu, Adan Arias, Sat Kirtan Kalsa

Decision: The Zoning Administrator found the project involves the construction of a single family dwelling in a residential area, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines;

and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval for the construction of a 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. The decision allows flexibility in garage door design between this project and PLN190428 to provide a distinction between the two houses.

4

SFD Demolition & Construction

PLN190370 - SUHL

Public hearing to consider the demolition of a 3,500 square foot single family dwelling and construction of a 5,040 square foot single family dwelling and attached 1,000 square foot three-car garage and a detached 600 square foot guest house with a 120 square foot covered porch, and a detached 460 square foot garage accessory to the guesthouse. The project site is within the Carmel River Flood Way.

Project Location: 6235 Brookdale Drive, Carmel Valley, Carmel Valley Master Plan

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

Richard C. Smith, Project Planner, presented this project.

Applicant Agent: Craig Suhl

Public Comment: James Greco. Craig Suhl responded to comments.

Decision: The Zoning Administrator found that the project includes demolition of the existing single-family dwelling and construction of a replacement single family dwelling with an attached garage; a detached guesthouse, and a detached one-car garage, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

- 1. Administrative Permit and Design Approval to allow the demolition of an existing 3,500 sq. ft. single-family dwelling, removal of one landmark Coast live oak tree, and construction of:**
 - i. A 5,040 sq. ft. single-story, single-family dwelling and attached 1,000 square foot 3-car garage;**
 - ii. A detached 600 sq. ft. guesthouse with a 120 sq. ft. covered porch; and**
 - iii. A detached 460 sq. ft. garage**
- 2. Use Permit for development within the Carmel River Floodway.**

The decision recognized that the project was in the floodway fringe (not the floodway), that the approval would be for a three year period, allowed a shallower roof pitch on the garage area, and added arborist to condition 6.

OTHER MATTERS

None.

ADJOURNMENT

– 10:49 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____