

Monterey County

Agenda Item A

*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, October 8, 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

Absent:

Representatives for:

Environmental Services

Environmental Health Bureau

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record, on the dais is a letter from the public for agenda item number 1, PLN200128, PG&E (AT&T Mobility).

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

1. PLN200128 - PG&E (AT&T MOBILITY)

Public hearing to consider a co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower to a new height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated equipment including a new fenced adjacent compound.

Project Location: 745 Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone

PLN200128 - PG&E (AT&T Mobility)

Mary Israel, Project Planner, recommended a continuance of the hearing for this project.

Decision: The hearing on this item was continued to October 29, 2020.

2. PLN190299 -VASSEGHI & GURRIES (Cal-Am) Garrapata Water Tanks

Public hearing to consider the repair of slopes that support two (2) 40,000-gallon water tanks serving the Garrapata Water System. The repairs include structural stabilization components, backfill, and a replacement concrete pad surrounding the water tanks. The project is located within 100 feet of ESHA.

Project Location: 35904 Weston Ridge Rd. & 35781 Hwy 1, Big Sur

Proposed CEQA Action: Adopt a Mitigated Negative Declaration that was circulated for this project from July 28, to August 27, 2020.

Richard Craig Smith, Project Planner, presented this project.

Applicant: Josh Harwayne

Public Comment: None

Decision: The Zoning Administrator adopted a Mitigated Negative Declaration, approved a Combined Development Permit consisting of:

- a. Coastal Development Permit and Design Approval for the installation of a pier and beam structural component to stabilize a slope and a shotcrete cover over the structure and repaired slope; and
- b. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and
- c. Coastal Development Permit to allow development on slopes in excess of 30 percent;

and adopted a Condition Compliance and Mitigation Monitoring and Reporting Program

OTHER MATTERS

None.

ADJOURNMENT

– 9:58 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____

This page intentionally left blank.

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, October 29, 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

Health Department – Roger Van-Horn and Krista Hanni

Absent:

Representatives for:

Environmental Services

RMA/Public Works

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record, on the dais are two letters from the public and one memorandum from Environmental Health for agenda item number 1, PLN200128, PG&E (AT&T Mobility).

ACCEPTANCE OF MINUTES

Acceptance of the August 27, 2020 and September 24, 2020 Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

PLN200128 - PG&E (AT&T Mobility)

Continued from October 8, 2020 - Public hearing to consider the construction of a 12-foot tower extension for a new wireless communications facility on an existing 130.5-foot PG&E lattice tower increasing to a height of 142.5 feet, adding 12 antennas, 15 remote radio units, and associated ground equipment including a fenced equipment area.

Project Location: 745 Dolan Road, Moss Landing (131-054-010-000), North County Land Use Plan, Coastal Zone

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

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find the project is a small structure, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2;
- 2) Approve a Coastal Development Permit to allow the construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice

tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced adjacent area.

The attached resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends that the Zoning Administrator adopt the resolution approving PLN200128 subject to twelve (12) conditions of approval.

Mary Israel, Project Planner, presented this project.

Krista Hanni from the Health department addressed questions raised by the public.

Applicant: Tom Johnson

Public Comment: Nina Beety

Decision: The Zoning Administrator found the project categorically exempt per section 15303 of the CEQA Guidelines; and approved a Coastal Development Permit to allow the co-location construction of a 12-foot tower extension for new wireless communications facility on an existing 130.5-foot PG&E lattice tower, increasing the height to 142.5 feet, adding 12 antennas, 15 remote radio units, 3 surge suppressors, an equipment shelter, and a backup generator in a new fenced compound.

OTHER MATTERS

None.

ADJOURNMENT

The meeting was adjourned at 10:14 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, November 12, 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 – Rachel Rodrigues

RMA/Public Works – Juan Hernandez

Absent:

Representatives for:

Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record, on the dais is one letter from the public for Agenda Item Number 2, PLN180528 – 26317 Scenic Road, LLC.

Additionally, on the dais are four letters from the public for Agenda Item Number 3, PLN200004 - Dadwal.

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

1. [ZA 20-047](#) PLN190294 - GEOLY
Public hearing to consider the construction of an approximately 7,500 square foot single family dwelling inclusive of an attached 3-car garage, 725 square foot accessory dwelling unit and 600 square foot accessory storage structure with portions of the development on slopes in excess of 25%. The project also includes removal of three (3) Coast Live Oak trees.
Project Location: 493 Aguajito Road, Carmel (Assessor's Parcel Number 008-141-015-000), Greater Monterey Peninsula Area Plan
Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

Son Pham-Gallardo, Project Planner, presented this project.

Applicant: Gail Hatter (Agent)

Public Comment: None

Decision: The Zoning Administrator found that the project is a single-family residence 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 Combined Development Permit consisting of:

- a) Administrative Permit and Design Approval for an approximately 7,500 square foot single family dwelling with an attached 3-car garage/storage, 726 square foot Accessory Dwelling Unit, 600 sq. ft. accessory storage structure and installation of two 10,000 gallon water tanks;
- b) Administrative permit to allow the removal of three (3) Oak trees with dbh of 6", 8" and 10"; and
- c) Use Permit for development on slopes of 25% or greater.

The Zoning Administrator included non-substantive changes to the resolution, a change to condition 15, and a new Notice of Report condition.

2. [ZA 20-046](#)

PLN180528 - 26317 Scenic Road, LLC

Public hearing to consider the demolition of an existing 1,200 square foot single family dwelling.

Project Location: 26317 Scenic Road, LLC, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

Brandon Swanson, RMA Services Manager, presented this project.

Applicant: Aengus Jeffers (Agent)

Public Comment: None

Decision: The Zoning Administrator found that the project is demolition of a single-family residence in a residential zone which qualifies for a Class 3 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and that none of the exceptions under Section 15300.2 apply, and approved the Coastal Administrative Permit, with non-substantive changes to the resolution, to allow the demolition of a 1,200 square foot two-story single family dwelling, and; approved a Coastal Development Permit to allow the garage to remain as an accessory structure prior to establishment of the main structure.

3. [ZA 20-045](#)

PLN200004 - DADWAL

Public hearing to consider additions totaling approximately 2,015 square feet to an existing 5,422 square foot two-level single-family dwelling.

Project Location: 122 Via Milagro, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines.

Brandon Swanson, RMA Services Manager, presented this project.

Applicant: Harvey Dadwal (Applicant), Anthony Lombardo (Agent), and Rick DiGiacomo (Agent)

Public Comment: Nick Smith, Rich Aiello, John Erlandson (representing the Architectural Review Committee), Bill McCrone (representing the Homeowners Association). Anthony Lombardo and Rick DiGiacomo responded to public comments.

Decision: This item was referred to the Land Use Advisory Committee and the hearing was continued to a date uncertain.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 11:04 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____

This page intentionally left blank.

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, December 3, 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

Absent:

Representatives for:
Environmental Services
Health Department
RMA/Public Works

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None.

ACCEPTANCE OF MINUTES

None.

9:30 A.M. - SCHEDULED ITEMS

[ZA 20-048](#)

PLN190348 - SALINAS SELF STORAGE

Public hearing to consider continuing the public hearing to consider a Variance to allow a 50-foot-tall, 204 square foot (17' x 12') on-site advertisement sign for Salinas Self Storage at 201 Harrison Road to January 14, 2021. The Variance would allow a 15-foot addition to the maximum allowable 35 foot height limit.

Project Location: 201 Harrison Road, Salinas

CEQA Action: Categorically Exempt per section 15311 of the CEQA Guidelines

Son Pham-Gallardo, Project Planner, presented this project.

Public Comment: None

Decision: The hearing on this item was continued to January 14, 2020.

OTHER MATTERS

None

ADJOURNMENT

This meeting was adjourned at 9:34 a.m.

APPROVED:

Mike Novo, Zoning Administrator

ATTEST:

BY: _____
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON _____

This page intentionally left blank.