

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 - Final

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 Environmental Services*

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. 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. 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. 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:

/S/ Mike Novo

_____ for

Mike Novo, Zoning Administrator

ATTEST:

BY: /S/ Felicia Silveira

_____ for

Felicia Silveira, Zoning Administrator Clerk

APPROVED ON 1/14/21
