

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, 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:

/s/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY: /s/ Sophia Magana

Sophia Magana, Zoning Administrator Clerk

APPROVED ON 01/09/2020