

# **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, September 26, 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**

The meeting was called to order by Mike Novo at 9:30 A.M.

**ROLL CALL**

**Present:**

Zoning Administrator – Mike Novo

RMA/Public Works - Michael Goetz

Environmental Health Bureau – Roger Van Horn

**Absent:**

Representative for Environmental Services

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

The Secretary distributed public comments for scheduled item number 2,  
PLN060175 – Babich.

**9:30 A.M. - SCHEDULED ITEMS**

**1.**

**PLN180264 - SLAMA**

Continued from September 12, 2019 - Public hearing to consider allowing the construction of a two-story single-family dwelling (9,420 square feet); an attached accessory dwelling unit (1,197 square foot); a detached one-story second residential dwelling unit meeting the density at the site (949 square feet); and a barn (2,016 square feet).

**Project Location:** 25003 and 25005 Boots Road, Monterey

**Proposed CEQA Action:** Find the project includes 3 single family residences and a barn in a residential zone, which qualifies for a class 3 exemption under Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2.

The project was presented by project planner Kenny Taylor and manager Craig Spencer.

**Applicant Representative:** Michael Harrington

**Public Comment:** Michael Weaver. Michael Harrington responded to comments.

**Decision:** The Zoning Administrator found the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and approved an Administrative Permit and Design Approval to allow construction of two residential units (10,369 square feet total) including a 9,420 square foot single-family dwelling and a 949

square foot attached accessory dwelling; and construction of a 2,016 square foot barn, with changes to the following: non-substantive changes to the findings and evidence; changes to finding 1 evidence d, finding 2, evidence d, added a new finding 4 evidence d; modify condition 1, update condition 2, add a height verification condition and non-substantive changes to the conditions.

2.

**PLN190175 - BABICH**

Public hearing to consider the demolition of an existing single family dwelling and construction of an approximately 3,397 square foot two-story single-family dwelling with attached garage.

**Project Location:** 1029 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan

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

**The project was presented by project planner Yasmeeen Hussain.**

**Applicant Representative:** Paul Simpson

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines and no exceptions pursuant to Section 15300.2 were found; and approved a Design Approval to allow the demolition of an existing 2,641 square foot single-family dwelling and construction of a 3,397 square foot two story single-family dwelling with an attached garage, with the addition to the fence details added to conditions 1.

3.

**PLN190228 - TALBERT RENATE ANNA TR**

Public hearing to consider allowing a 2,915 square foot addition to an existing 2,043 square foot one-story single-family dwelling resulting in a 4,958 square foot two-story single-family dwelling including an attached garage.

**Project Location:** 2815 Forest Lodge Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Categorically Exempt Per Sections 15301 (e) of the CEQA Guidelines

**The project was presented by project planner Jacquelyn Nickerson.**

**Applicant Representative:** Eric Wynkoop.

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project involved the construction of an addition to an existing single family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Sections 15301 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approve a Design Approval to allow a 2,915 square foot addition to an existing 2,043 square feet one-story single family dwelling with an attached two-car garage, with changes to finding 8 and non-substantive changes.

4.

**PLN190042 - SWEITZER-SCHOONE REAGAN TRS ET AL**

Public hearing to consider construction of an approximately 530 square foot addition to an existing single-family dwelling on slopes greater than 30% and a reduction in front setback from 20 feet to 12 feet.

**Project Location:** 2511 2nd Avenue, Carmel, Carmel Land Use Plan, Coastal Zone

**Proposed CEQA action:** Categorically Exempt per Section 15301 (e) of the CEQA Guidelines

**The project was presented by project planner Jacquelyn Nickerson.**

**Applicant Representative:** Robert Burns

**Public Comment:** None.

**Decision:** The Zoning Administrator found the project involves the addition to an existing single family dwelling, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (e) of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; approved a Combined Development Permit consisting of a: Coastal Administrative Permit and Design Approval to allow an approximately 530 square foot addition to an existing 1,636 square foot single family dwelling; a Coastal Development Permit to allow development on slopes greater than 30%; and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Variance to allow a reduction in the front setback from 20 feet to 12 feet, with changes to Condition 4 and non-substantive changes.

5.

**PLN180316 - RAMIREZ & GONZALEZ**

Continued from September 12, 2019 - Public hearing to consider an after-the-fact permit for the construction of a 1,380 square foot steel barn and a 720 square foot horse stable.

**Project Location:** 14700 Del Monte Farms Road, North County Land Use Plan

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines.

**A request for a continuance was presented by project planner Richard Craig Smith.**

**Applicant Representative:** None.

**Public Comment:** Barbara Joachim

**Decision:** The Zoning Administrator continued the hearing to October 10, 2019.

**OTHER MATTERS**

**None.**

**ADJOURNMENT**

This meeting was adjourned at 10:40 a.m.

**APPROVED:**

/S/ Mike Novo

**Mike Novo, Zoning Administrator**

**ATTEST:**

**BY: /S/ Felicia Silveira for Melissa McDougal**

**Melissa McDougal, Zoning Administrator Clerk**

**APPROVED ON 1/30/2020**