

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 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

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

ROLL CALL

Present:

Zoning Administrator – Mike Novo

Absent:

Representative for Environmental Services

RMA/Public Works – Michael Goetz

Environmental Health Bureau – Roger Van Horn

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk distributed a memorandum from Staff for Agenda Item Number 4, PLN190292 – Coffey and a letter from the public for Agenda Item Number 5, PLN180217 – Tringali.

ACCEPTANCE OF MINUTES

The minutes for July 11, 2019, July 25, 2019 and August 8, 2019 Zoning Administrator meeting minutes were accepted.

1. Acceptance of the July 11, 2019, July 25, 2019 and August 8, 2019 Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

2. **PLN180550 - RAMOS**
Public hearing to consider allowing replacement of a 672 square foot mobile home with a 780 square foot manufactured home that maintains a legal non-conforming residential use in a light commercial zone.
Project Location: 538 Salinas Road, Watsonville (Assessor's Parcel Number 117-271-004-000), North County Area Plan
Proposed CEQA action: Rely on previous determination that the replacement of the mobile home is Categorical Exempt pursuant to Section 15302 of the CEQA Guidelines.
The information that the project is under the jurisdiction of the Director of Planning for consideration was presented by project planner Son Pham-Gallardo.
Applicant Representative: None.

Public Comment: None.

Decision: No action required.

3. PLN180257 - HIDDEN VALLEY (Continued from October 10, 2019)

Public hearing to consider approving a private winery producing 300 cases of wine per year including expansion of a private vineyard (approximately 69,00 square foot) on previously uncultivated lands containing slopes between 15-24%, construction of a 3,018 square foot two story barn with office space, and an 853 square foot wine cave associated with the private vineyard.

Project Location: 11729 Hidden Valley Road, Carmel Valley

Proposed CEQA action: Consider a Negative Declaration.

The project was presented by Project Planner Craig Spencer.

Applicant Representative: None.

Public Comment: None.

Decision: The Zoning Administrator continued the public hearing to January 9, 2020.

4. PLN190292 - COFFEY

Public hearing to consider the construction of a 2,353 square foot manufactured home including attached one-car garage.

Project Location: 10841 McDougal Street, Castroville (Assessor's Parcel Number 030-116-020-000), North County Area Plan, Castroville Community Plan

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

The project and a memorandum providing additional errata information was presented by project planner Mary Israel and manager Craig Spencer.

Applicant Representative: None.

Public Comment: None.

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 2,353 square foot manufactured home including attached two-car garage with the corrections recommended by staff.

5. PLN180217 - TRINGALI SALVATORE JOSEPH & BRIANA SUZANNE

Public hearing to consider an after-the-fact permit to construct accessory structures including a 2,924 square foot basketball court with a ten foot tall black metal fence enclosure in the rear yard of a single family residence, two- 2 foot tall landscape retaining walls, an 81 square foot chicken coop, and a 351 square foot gazebo. The

permit includes installation of after-the-fact drainage and the removal of a batting cage in the side yard of an existing single family residence, removal of light fixtures installed at the basketball court, demolition of two sheds, and restoration of planted cypress trees along the side property line.

Project Location: 25710 Rio Vista Drive, Carmel, Carmel Valley Master Plan

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

The project was presented by project planner Jacquelyn Nickerson.

Applicant Representative: None.

Public Comment: None.

Decision: The project was referred to the Planning Commission for consideration.

OTHER MATTERS

None.

ADJOURNMENT

This meeting was adjourned at 9:41 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