

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, December 5, 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

Environmental Health Bureau – Roger Van Horn

Absent:

Representative for Environmental Services

RMA/Public Works – Michael Goetz

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

A letter from the public for PLN160649 – CARMEL POINTE PROPERTIES LLC was presented to the Zoning Administrator.

9:30 A.M. - SCHEDULED ITEMS

1.

PLN190147 - MARSHALL DAVID R & LINDA H TRS

Public hearing to consider a follow-up Coastal Development Permit to an Emergency Coastal Development Permit (PLN190006) that allowed construction of a new foundation under an existing legal non-conforming log cabin straddling Palo Colorado Creek and to allow additional new (non-emergency) improvements including replacement of a deck attached to the main dwelling and replacement of skylights.

Project Location: 36963 Palo Colorado Road, Carmel, Big Sur Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorical Exemption per section 15331 of the CEQA Guidelines

The project was presented by project planner Yasmeeen Hussain.

Applicant Representative: Robert Carver (Architect)

Public Comment: None.

Decision: The Zoning Administrator found that the project qualifies for a Class 31 Categorical Exemption and approved a Coastal Development Permit with non-substantive changes to the resolution, a change to the evidence for finding 7, and additional conditions recommended by staff.

2.

PLN160649 - CARMEL POINTE PROPERTIES LLC

Public hearing to consider an after-the-fact permit to remedy code violation case (12CE00260) for alterations on two residential structures (north “rear house” and south “front house”) including: replacement of windows and construction of new exterior stairs at the front unit, and replacement of windows, construction of new exterior stairs, new exterior stucco coating on a brick fireplace, and conversion of a garage into a bedroom on the rear unit. Improvements involved addition of 47 square feet to the legal non-conforming rear unit that, along with the front house, exceeds building site coverage limits for the property. A permit is included to allow parking within the front setback to count toward the amount of required parking. All work is located within 750 feet of known archaeological resources.

Project Location: 2545 15th Avenue, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15301 of the CEQA Guidelines

Brandon Swanson, Chief of Planning presented information on the process. The project was presented by project planner Jamie Scott Guthrie and manager Craig Spencer.

Applicant Representative: Anthony Lombardo

Public Comment: None.

Decision: The Zoning Administrator found the project was categorically exempt pursuant to Class 1 and approved a Combined Development Permit with non-substantive changes to the resolution, changes to finding 1, evidence k, addition to finding 4, evidence a, and a change to the note that the permit expires in 1 year.

OTHER MATTERS

None.

ADJOURNMENT

This meeting was adjourned at 10:12 a.m.

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY: /S/ Felicia Silveira

Felicia Silveira, Zoning Administrator Clerk

APPROVED ON 1/30/2020