

# **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, June 25, 2020**

**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 – Juan Hernandez**

**Environmental Health Bureau – Roger Van-Horn**

**Absent:**

**Representatives for:**

**Environmental Services**

**PUBLIC COMMENT**

**None.**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**For the record on the dais is a letter from the public for agenda item numbers 2 & 3, PLN190428 & PLN190429 Khalsa Development.**

**ACCEPTANCE OF MINUTES**

**A**

Acceptance of the April 30, 2020 and May 14, 2020 Zoning Administrator Meeting Minutes.

**The Zoning Administrator accepted the meeting minutes for April 30, 2020 and May 14, 2020.**

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

**1**

**PLN190255 - SMITH & RADER**

Public hearing to consider a continuance for a proposed fence application from the June 25th Zoning Administrator hearing to the July 9th Zoning Administrator hearing date.

**Project Location:** 99 Second Street, Spreckels (Assessor's Parcel Number 177-061-003-000), Greater Salinas Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15270 (a) of the CEQA Guidelines

**Liz Gonzalez, Project Planner, presented the continuance of this project.**

**Applicant: Roseana Rader**

**Public Comment: None**

**Decision: The Zoning Administrator continued the hearing for this project to**

July 9, 2020.

3

**PLN190428 and PLN190429- KHALSA DEVELOPMENT**

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

**Project Location:** 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

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

**Mary Israel, Project Planner, presented this project.**

**Applicant:** Dana Khalsa

**Public Comment:** Eileen Hu, Adan Arias, Sat Kirtan Kalsa

**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 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. Changes to the evidence for Finding 2, as well as non-substantive changes, were made to the resolution. The decision allows flexibility in garage door design between this project and PLN190429 to provide a distinction between the two houses.

2

**PLN190428 and PLN190429 - KHALSA DEVELOPMENT**

Public hearing to consider the construction of two 1,529 square foot two-story houses with 44 square foot porches and attached 432 square foot two-car garages on two separate adjacent parcels.

**Project Location:** 11434 Del Monte Ave., Castroville, (Assessor's Parcel Number 030-321-030-000), and 11430 Del Monte Ave., Castroville (Assessor's Parcel Number 030-321-031-000), North County Area Plan, Castroville Community Plan

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

**Mary Israel, Project Planner, presented this project.**

**Applicant:** Hari Khalsa

**Public Comment:** Eileen Hu, Adan Arias, Sat Kirtan Kalsa

**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 1,529 square foot two-story house with a 44 square foot porch and an attached 432 square foot two-car garage. The decision allows flexibility in garage door design between this project and PLN190428 to provide a distinction between the two houses.

4

#### **SFD Demolition & Construction**

##### **PLN190370 - SUHL**

Public hearing to consider the demolition of a 3,500 square foot single family dwelling and construction of a 5,040 square foot single family dwelling and attached 1,000 square foot three-car garage and a detached 600 square foot guest house with a 120 square foot covered porch, and a detached 460 square foot garage accessory to the guesthouse. The project site is within the Carmel River Flood Way.

**Project Location:** 6235 Brookdale Drive, Carmel Valley, Carmel Valley Master Plan

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

**Richard C. Smith, Project Planner, presented this project.**

**Applicant Agent: Craig Suhl**

**Public Comment: James Greco. Craig Suhl responded to comments.**

**Decision: The Zoning Administrator found that the project includes demolition of the existing single-family dwelling and construction of a replacement single family dwelling with an attached garage; a detached guesthouse, and a detached one-car garage, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:**

- 1. Administrative Permit and Design Approval to allow the demolition of an existing 3,500 sq. ft. single-family dwelling, removal of one landmark Coast live oak tree, and construction of:**
  - i. A 5,040 sq. ft. single-story, single-family dwelling and attached 1,000 square foot 3-car garage;**
  - ii. A detached 600 sq. ft. guesthouse with a 120 sq. ft. covered porch; and**
  - iii. A detached 460 sq. ft. garage**
- 2. Use Permit for development within the Carmel River Floodway.**

The decision recognized that the project was in the floodway fringe (not the floodway), that the approval would be for a three year period, allowed a shallower roof pitch on the garage area, and added arborist to condition 6.

#### **OTHER MATTERS**

None.

#### **ADJOURNMENT**

– 10:49 a.m.

APPROVED:

/s/ Mike Novo  
Mike Novo, Zoning Administrator

ATTEST:

BY: /s/ Felicia Silveira  
Felicia Silveira, Zoning Administrator Clerk

APPROVED ON 07/30/2020