

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, February 11, 2021

9:30 AM

Monterey County Zoning Administrator

*John M. Dugan, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services*

9:30 A.M - Call to Order

The meeting was called to order by John Dugan at 9:30 A.M.

ROLL CALL

Present:

Zoning Administrator – John Dugan
Environmental Health – Roger Van-Horn
Public Works – Juan Hernandez

Absent:

Representatives for:
Environmental Services

PUBLIC COMMENT

None.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Hearing Clerk, Felicia Silveira, email from Staff including Draft Permit Resolution provided for Agenda Item No. 3, PLN190311 – BRADFORD

ACCEPTANCE OF MINUTES

Acceptance of the January 14, 2021 Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the Zoning Administrator Meeting Minutes for January 14, 2021.

9:30 A.M. - SCHEDULED ITEMS

1. PLN180122 - KOWALSKI

Public hearing to consider the remodel of an existing 1,234 square foot one-story single family dwelling and a 1,622 square foot, two-story addition to the dwelling resulting in 2,771 square foot total.

Project Location: 261 Corral De Tierra, Salinas, Toro Area Plan

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

Sandra Villatoro, Project Planner, presented this project.

Applicant Representative: Aaron Tollefson

Public Comment: Mike Weaver

Decision: The Zoning Administrator found that the project involves construction of an addition to an existing single family dwelling, 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 an Administrative Permit and Design Approval for the remodel and expansion of an existing 1,234 square foot home to allow for a 2,771 square foot two-story single family dwelling.

2. PLN190387 - KINOSIAN & WETTON

Public hearing to consider construction of a 1,199 square foot accessory dwelling unit with an attached 1,426 square foot garage and 501 square foot mechanical room and elevator; removal of 3 trees (Coast Live oak); and development within 750 feet of known archaeological resources.

Project Location: 3202 Del Ciervo Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

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

Joe Sidor, Project Planner, presented this project.

Applicant Representative: Anthony Lombardo

Public Comment: None

Decision: The Zoning Administrator found that the project, which involves construction of a new accessory structure and removal of three trees, qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of:

- a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,199 square foot accessory dwelling unit with an attached 1,426 square foot garage and 501 square foot mechanical room and elevator;
- b. Coastal Development Permit to allow removal of three trees (Coast Live oak); and
- c. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

3. PLN190311 - BRADFORD

Public hearing to consider a Coastal Administrative Permit to allow after-the-fact construction of a 2,592 square foot pole barn and associated grading of 1,540 cubic yards.

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

Project Location: 343 Paradise Canyon Road, Salinas, Coastal Zone

Mary Israel, Project Planner, presented this project.

Applicant: Donna Bradford

Public Comment: None

Decision: The Zoning Administrator found that the project involves the construction of an accessory structure which qualifies for a Class 3 Categorical Exemption pursuant to section 15303(e) the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and approved a Coastal Administrative Permit to clear zoning code violation case No. 19CE00025 permitting after-the-fact construction of a 2,592 square foot pole barn and associated grading of 1,540 cubic yards.

4. PLN200109 - STULENA HOLDINGS

Public hearing to consider demolition of an existing garage, remodel of an existing 5,169 square foot single family dwelling; addition of 1,388 square feet to the existing dwelling; construction of a new 709

square foot attached garage, new lower-level storage space, and new decking. The permit includes a Variance to the 9,000 square foot Pescadero Watershed coverage limitations to allow 12,648 square feet (reduced from 15,498 square feet).

Project Location: 1502 Bonafacio Road, Pebble Beach

Proposed CEQA action: Categorically Exempt per Section 15302 of the CEQA Guidelines

Cheryl Ku, Project Planner, presented this project.

Applicant Representative: Craig Holden

Public Comment: John Bridges, Lena, Stuart Clark

Decision: The Zoning Administrator found that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and that no exceptions pursuant to Section 15300.2 apply; and approved a Coastal Administrative Permit and Design Approval to allow demolition of an existing 593 square foot detached garage, remodel of existing 5,169 square foot single family dwelling, addition of 1388 square feet of heated living space, a new 709 square foot two-car attached garage, and 710 square feet of lower level storage, rebuild of 875 square feet of existing deck and addition of 760 square foot new deck, totaling 1,636 square foot raised deck; demolition of existing entry gate, driveway to be reconfigured with new entry gate; and a from Variance to the 9,000 square foot Pescadero Watershed coverage limitations to allow 12,648 square feet (reduced from 15,498 square feet).

OTHER MATTERS

None.

ADJOURNMENT

10:32 a.m.

APPROVED:

/S/ John Dugan

John M. Dugan, Zoning Administrator

ATTEST:

BY: /S/ Melissa McDougal

Melissa McDougal, Zoning Administrator Clerk

APPROVED ON 3/25/21
