

# **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 25, 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  
Public Works – Juan Hernandez

**Absent:**

**Representatives for:**  
Environmental Services  
Environmental Health

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Zoning Administrator Clerk Felicia Silveira informed the Administrator of additional correspondence from Staff including Two Errata Memo's and Three comments from the Public for Agenda Item No. 1, PLN200068 – FEATHER CYPRESS LLC. In addition, there was an Errata Memo from Staff for Agenda Item No. 3, PLN200240 – KOSSLER.

**ACCEPTANCE OF MINUTES**

None.

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

**1. PLN200068 - FEATHER CYPRESS LLC**

Public hearing to consider the partial demolition, remodeled reconstruction of an accessory dwelling unit and attached garage within 100 feet of environmentally sensitive habitat. The project will result in a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage.

**Project Location:** 3256 17-Mile Drive, Pebble Beach in the Pebble Beach planning area of the Del monte Forest Land Use Plan

**Proposed CEQA action:** Consider an addendum together with a previously adopted Mitigated Negative Declaration (MND) per Section 15164 of the CEQA Guidelines

**Philip Angelo, Project Planner, presented this project.**

**Applicant Representative: Aengus Jeffers (Agent)**

**Public Comment: None**

**Decision:** The Zoning Administrator found that the Addendum together with a previously adopted Mitigated Negative Declaration and Initial Study prepared and adopted for the Feather Project

(HCD-Planning File No. PLN030436), per CEQA Guidelines Section 15164; and approved a Combined Development Permit (PLN200068) consisting of:

- a) A Coastal Administrative Permit and Design Approval to allow the partial demolition of a caretaker's quarters and attached garage, and the construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage, within the same footprint; and
- b) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat  
(Monterey Cypress Habitat)

**2. PLN200244 - ASNIS**

Public hearing to consider the construction of an approximately 2,820 square foot two-story single family dwelling with 648 square foot detached garage and a 414 square foot studio.

**Project Location:** 2821 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan

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

Son Pham-Gallardo, Project Planner, presented this project.

**Applicant Representative:** Bronwyn Barry (Architect)

**Public Comment:** None

**Decision:** The Zoning Administrator found that the project 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 Design Approval to allow the construction of an approximately 2,820 square foot two-story single family dwelling with 648 square foot detached garage with a 414 square foot studio.

**3. PLN200240 - KOSSLER**

Public hearing to consider the demolition of a two-story single-family dwelling and construction of an approximately 3,233 square foot two-story single-family dwelling, inclusive of an attached 440 square foot two-car garage.

**Project Location:** 1019 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan.

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

Fionna Jensen, Project Planner, presented this project.

**Applicant:** Tom Meaney (Architect)

**Public Comment:** None

**Decision:** The Zoning Administrator found that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of an existing 2,338 square foot two-story single-family dwelling, inclusive of an attached 380 square foot two-car garage, and the construction of an approximately 3,233 square foot two-story single-family dwelling, inclusive of an attached 440 square foot two-car garage, removal of three protected trees, and associated grading consisting of 3 cubic yards of cut and 465 cubic yards of fill, subject to eight (8) conditions of approval.

**OTHER MATTERS**

None.

**ADJOURNMENT**

10:17 am

**APPROVED:**

/s/ John M. Dugan

---

**John M. Dugan, Zoning Administrator**

**ATTEST:**

/s/ Melissa McDougal

**BY: \_\_\_\_\_**  
**Melissa McDougal, Zoning Administrator Clerk**

**APPROVED ON** March 25, 2021