

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, October 10, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - CALL TO ORDER

Mike Novo called the meeting to order at 9:30 am

ROLL CALL

Mike Novo, Zoning Administrator

Connor Cappi and Corrine Ow, Environmental Health

Arlen Blanca and Bora Akkaya, Public Works/Engineering Services

Katherine Day, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

9:30 A.M. - SCHEDULED ITEMS

1. PLN230177 - NICO DAVID & MARLANA TRS

Public hearing to consider construction of a single family dwelling including an attached garage (5,540 square feet) and associated site improvements including a driveway (5,086 square feet) on slopes in excess of 30%, within 750 feet of known archaeological resources and within 100 feet of environmentally sensitive habitat areas.

Project Location: 100 Crest Rd, Carmel, (Assessor’s Parcel Number 241-221-013-000), Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, presented for Zoe Zepp, Project Planner.

Public Comments: John Mandurrago, Design Studios

Katherine Day, Environmental Services stated that a Geologic Report was added as a condition of approval.

The Zoning Administrator found the project exempt from CEQA pursuant to section 15303, new structures and that none of the exceptions to the exemptions listed in section 15300.2 can be made; and approved a combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 5,540 square foot, three story single family dwelling with an attached garage and associated site improvements including a driveway and retaining walls; a Coastal Development Permit to allow development on slopes in excess of 30%; Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow development within 100 feet of environmentally

sensitive habitat areas. The Zoning Administrator had non-substantive changes to the resolution and modified condition seven to tie tree replacement to the construction phase.

Due to the applicant not being present yet for Item 2, the Zoning Administrator trailed that item to after Item 3.

3. PLN230052 - TROMP MARCEL & ASTRID TRS

Public hearing to consider construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, an attached 337 square foot guesthouse, a detached 200 square foot shed, and associated site improvements including removal of two Coast live oak trees and development within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: 6820 Long Valley Spur, Castroville, North County Land Use Plan.

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303.

Fionna Jensen, Project Planner, presented the item and recommended that condition 9 be changed to the Guesthouse deed restriction standard condition.

Public Comments: Justin Pauly, Agent

The Zoning Administrator found the project Categorical Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements; Coastal Administrative Permit to allow construction of a 337 square foot guesthouse; Coastal Development Permit to allow the removal of two Coast live oak trees; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area, including replacement of condition number nine.

2. PLN200271 - AMARAL RANCHES

Public hearing to consider after-the-fact approval to partially clear a Code Enforcement violation (20CE00295) to allow an onsite agricultural support and farm equipment storage facility for wooden pallet storage, repair, sale and rent.

Project Location: 31201 Johnson Canyon Road, Gonzales

Proposed CEQA Action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

Anna Quenga presented for Zoe Zepp, Project Planner.

Public Comments: Alfonso Sandoval, Applicant

Katherine Day, Environmental Services, recommended adding a condition: report for flood plain (no rise, no impact)

The Zoning Administrator found the project exempt from CEQA pursuant to section 15301, existing facilities, and there are no exceptions pursuant to Section 15300.2; and approved an after the fact Use Permit to partially clear a Code Enforcement violation (20CE00295) and allow an onsite agricultural support and farm equipment storage facility for wooden pallet storage, repair, sale and rent. Onsite pallet production shall not exceed 28,000 pallets in a 12-month period. The Zoning Administrator would like to add conditions for flood plain and an additional condition for information referencing national fire standards for pallet storage.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:03 am

APPROVED:

/S/Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY

/S/ Armida Estrada

Armida Estrada, Zoning Administrator Clerk

APPROVED ON October 31, 2024