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, February 27, 2025

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
Kyler Asato, Environmental Health
Arlen Blanca, and Bora Akkaya, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

N/A

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Clerk informed the Zoning Administrator of two correspondence letters received from the public for Agenda Item No. 1, PLN240143.

ACCEPTANCE OF MINUTES

A. Acceptance of the January 30, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the January 30, 2025, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN210100 - AGARWAL PUNEET & AARTI NASTA TRS

Public hearing to consider demolition of an existing 3,264 square foot single family dwelling and construction of a 4,910 square foot two-story single-family dwelling with an attached garage within 750 feet of known archaeological resources, 50 feet of a coastal bluff, and 100 feet of Environmentally Sensitive Habitat Area, and less than 120 square feet of development on slopes in excess of 30 percent.

Project Location: 30950 Aurora Del Mar, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item. Jess Barreras, Environmental Services.

Public Comment: Adam Bittle, Architect

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15302, 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 demolition of an existing 3,264 square foot single-family dwelling and construction of a 4,910 square foot two-story replacement single-family dwelling with an attached

garage; a Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; a Coastal Development Permit to allow development within 750 feet of known archaeological resources; a Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area; and a Coastal Development Permit to allow development within 50 feet of a coastal bluff. The Zoning Administrator made non-substantive changes to the resolution and a change to condition 11 to include the habitat restoration.

2. PLN240136 - ASMA ESTATES INC

Public hearing to consider the construction of a 2,133 square foot single family dwelling with an attached 516 square foot two-car garage.

Project Location: 10361 Mc Dougall St, Castroville.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303; and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item. Jess Barreras, Environmental Services

Public Comment: Abdul Altahan, Applicant

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2, and approved a Design Approval to allow the construction of a 2,133 square foot single family dwelling with an attached 516 square foot two-car garage. The Zoning Administrator made non-substantive changes to the resolution.

3. PLN240261 - EVERS TODD M & SHARYN F

Public hearing to consider construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

Project Location: 423 Estrella D'Oro, Monterey

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner, presented a request to continue the hearing on this item.

Public Comment: None.

The Zoning Administrator continued the hearing on this item to March 6, 2025.

4. PLN220215 - DUERR DANIEL B & SMITH-DUERR AUBREY M

Public hearing to consider a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 20451 Cachagua Road, Carmel Valley

Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Taylor Price, Project Planner, presented the item.

Public Comment: Daniel Duerr, Applicant; Christine Pihl, neighbor

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301 and no exceptions under section 15300.2 apply; and approved a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator made some non-substantive changes to the resolution and wanted to ensure that condition 5 included the sign posting for the emergency response time.

5. PLN240143 - SEARLE PHILIP A & BANU TRS

Public hearing to consider demolition of an existing residence, and construction of a replacement 2,700 square foot with an attached garage and associated site improvements within 750 feet of known archaeological resources.

Project Location: 2480 Bay View Avenue, Carmel, Carmel Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Erik Miller, architect; Bonner Sears, neighbor; Gail Sears, neighbor

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow demolition of existing two-story residence and associated site improvements and construction of a 2,700 square-foot single-family dwelling with an attached garage and associated site improvements; and a Coastal Development Permit for development within 750 feet of

known archaeological resources. The Zoning Administrator made some non-substantive changes to the resolution and a change to condition 8 to add monitoring for the demolition phase, archaeological resources.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:40 am