

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1141 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, October 26, 2023

9:30 AM

Monterey County Zoning Administrator

Mike Novo, Zoning Administrator

9:30 A.M - CALL TO ORDER

The meeting was called to order by the Zoning Administrator at 9:30 a.m.

Mike Novo reviewed the Zoom meeting protocols.

ROLL CALL

Present:

Mike Novo, Zoning Administrator

Bora Akkaya, Representative from Public Works

Nicki Fowler, Representative from Environmental Health

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Elizabeth Vasquez announced that there are no agenda additions, deletions, or corrections.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. PLN210269 - 12 RONNOCO LLC

Public hearing to consider construction of a 700 square foot detached garage, a 750 square foot secondary garage with a 325 square foot coverage porch, after-the-fact approval of a 1,000 square foot non-habitable, associated site improvements including a 2,275 square foot private sports court, and development within the Carmel Valley Floodplain.

Project Location: 12 Ronnoco Road, Carmel Valley, Carmel Valley Master Plan.

Proposed CEQA Action: Find the project Categorically Exemption pursuant to CEQA Guidelines section 15303.

Fionna Jensen, Project Planner presented the item.

Public Comment: Applicant: Adam Jeselnick (Applicant's Architect)

Decision: The Zoning Administrator found that the project qualifies as a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15301 and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made; and approve a Combined Development Permit consisting of a Use Permit to allow development within the Carmel Valley Floodplain; and an After-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and an Administrative Permit and Design Approval to allow construction of a

750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, pool and spa, outdoor fireplace and patios. The Zoning Administrator approved non-substantive changes to the findings and evidence, removal of conditions numbers four (4) and five (5), revisions to condition number two (2) updating the number of conditions on the project, updating the permit expiration date from three (3) years to two (2) years; and the addition of a condition, which requires issuance and final of the construction permit for the interior remodel of the 1,000 square foot building prior to issuance and final of the other construction permits.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned by the Zoning Administrator at 9:43 a.m.