

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Thursday, March 13, 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 a.m.**

**ROLL CALL**

**Mike Novo, Zoning Administrator**

**Kyler Asato, Environmental Health**

**Armando Fernandez, Public Works**

**Jess Barreras, Environmental Services 9:35 am**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**The Secretary distributed additional correspondence for agenda item no. 3 –  
PLN240261 – Evers and agenda item no. 5 PLN240020 -Poss**

**ACCEPTANCE OF MINUTES**

**None**

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

**1. PLN230137 - CAMPBELL S JAMES JR & LYNDIA R TRS (CONTINUED FROM  
MARCH 6, 2025)**

Public hearing to consider demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage, and a 111 square foot guesthouse, and construction of a 3,403 square foot single family dwelling and an attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley River.

**Project Location:** 23 Wawona Road, Carmel Valley.

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

**McKenna Bowling, Project Planner, presented the item. Kyler Asato provided additional information regarding EHB topics. Jess Barreras provided additional information regarding flooding concerns and requirements.**

**Public Comment: Jim Campbell, applicant; Merit Holly, architect.**

**The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption 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 an Administrative Permit and Design Approval to allow demolition of existing 1,173 square foot single family dwelling, a 364 square foot detached garage, and a 111 square foot guesthouse, construction of a 3,403 square foot single family dwelling and an attached 805 square foot garage with a second story 606 square foot Accessory**

**Dwelling Unit, and associated site improvements; and Use Permit to allow development within the Carmel Valley floodplain. The Zoning Administrator made non-substantive changes to the resolution and a modification to condition 4 (EHB condition).**

**2. PLN240045 - PIETRO FAMILY INVESTMENTS LP**

Public Hearing to consider construction of an approx. 2,438 square foot family dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of a known archaeological resource.

**Project Locations:** 26307 Isabella Avenue, Carmel.

**Proposed CEQA action:** Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

**Ben Moulton, Project Planner, presented the project.**

**Public Comment: Eric Miller, architect**

**The Zoning Administrator continued the hearing on this item to a date certain of March 27, 2025.**

**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 Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

**McKenna Bowling, Project Planner, presented the project.**

**Public Comment: Todd Evers, applicant.**

**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 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 (24", 36", and 20" diameters). The Zoning Administrator made non-substantive changes to the resolution.**

**4. PLN240331 - BOUDREAULT DANIEL**

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:** 17717 CACHAGUA RD, CARMEL VALLEY, CA 93924

**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 project.**

**Public Comment: Daniel Boudreault, applicant; Margie Kay.**

**The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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 non-substantive changes to the resolution and wanted to ensure that condition 5 clearly required the posting of a sign regarding emergency response times.**

**5. PLN240020 - POSS ROY JAMES JR & DEBRA ANN**

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:** 1138 Chaparral Road, Pebble Beach, CA 93953

**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 project. Armando Fernandez provided information regarding the road conditions.**

**Public Comment: Debra and Roy Poss, applicant; Steve Perlsnick; Greg Looney; Kathleen Lee, Pebble Beach Company, Domi Saul; Margie Kay; Rick Verbanec; anonymous constituent.**

**The ZA recessed at 11:02 a.m. and returned at 11:07 a.m.**

**The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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 non-substantive changes to the resolution, updated condition 4 to tie its timing to condition 9 being resolved, and wanted to ensure that condition 5 clearly required the posting of a sign regarding emergency response times.

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned by Mike Novo at 11:10 a.m.

**APPROVED:**

/S/ Mike Novo

*Mike Novo, Zoning Administrator*

**ATTEST:**

**BY:**

/S/Armida Estrada

*Armida Estrada, Zoning Administrator Clerk*

**APPROVED ON May 8, 2025**