

# **County of Monterey**

Thyme Conference Room  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**Thursday, May 8, 2025**

**9:30 AM**

**County of Monterey Zoning Administrator**

**9:30 A.M - Call to Order**

**Mike Novo, Zoning Administrator, called the meeting to order at 9:30 a.m.**

**Zoning Administrator announced that Agenda Item #1 and #2 will be switched.**

**ROLL CALL**

**Mike Novo, Zoning Administrator  
Kyler Asato, Environmental Health  
Arlen Blanca and Bora Akkaya Public Works  
Jess Barreras, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Armida Estrada stated correspondence was distributed for Item #1 PLN240238 to the Zoning Administrator and all interested parties via e-mail.**

**ACCEPTANCE OF MINUTES**

- A.** Acceptance of the February 27, 2025, March 13, 2025, March 27, 2025, and April 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

**The Zoning Administrator accepted the February 27, 2025, March 13, 2025, March 27, 2025, and April 10, 2025, County of Monterey Zoning Administrator meeting minutes.**

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

- 2. PLN240072 - CAPPO REAL ESTATE HOLDINGS LLC**  
Public hearing to consider construction of a 173 square foot deck, reconstruction of a retaining wall, and installation of site improvements, including landscaping and a walkway within 750 feet of known archaeological resources.  
**Project Location:** 26357 Scenic Road, Carmel, Carmel Area Land Use Plan  
**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.
- 1. PLN240238 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (Coastlands II Retaining Wall)**  
Consider demolition of a failed retaining wall, construction of a replacement retaining wall and new guard rail barrier system, restoration of the roadway, development within the Critical Viewshed, and development on slopes in excess of 30%.  
**Project Location:** State Route Highway 1, Post Mile Marker (PM) 44.34, Big Sur  
**Proposed CEQA action:** Consider a previously adopted Mitigated Negative Declaration pursuant to CEQA Guidelines section 15162 and find that no additional environmental review is required.

**Hya Honorato, Project Planner, presented the item.**

**Public Comment: Geramaldi, Cal-Trans D5; Dianna Beck, Cal-Trans D5;  
Tobin Hook, Landscape Architect, Cody Parrott, Design Engineer**

**The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15162 and found that no additional environmental review is required, and approved a Combined Development Permit consisting of a Coastal Development Permit for the demolition of a failed retaining wall, construction of a 185 linear foot retaining wall and a 360 linear foot guardrail, restoration of the roadway, and associated site improvements; a Coastal Development Permit to allow development within the Critical Viewshed; and a Coastal Development Permit to allow development on slopes in excess of 30%. The Zoning Administrator made a change to finding 7 evidence i, custodian documents for Caltrans initial study and added a condition that the County review the landscape or revegetation plan that's being put together for the project, providing success criteria for the revegetation, and some non-substantive changes to the resolution.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 10:16 am

**APPROVED:**

/S/ Mike Novo

*Mike Novo, Zoning Administrator*

**ATTEST:**

**BY:**

/S/ Armida Estrada

*Armida Estrada, Zoning Administrator Clerk*

**APPROVED ON June 12, 2025**