

County of Monterey

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



Meeting Minutes - Final

Thursday, September 25, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order 9:30 a.m.

ROLL CALL

Mike Novo, Zoning Administrator

Environmental Health: None

Bora Akkaya and Arlen Blanca, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there were no agenda additions, deletions and/or corrections.

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. PLN240158 - PREMIER REAL ESTATE INC ET AL

Public hearing to consider construction of a 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.

Project Location: 11151 and 11151A Wood Street, 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

Kayla Nelson, Project Planner, presented the item.

Public Comment: None

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 1,674 square foot one-story single-family dwelling with an attached 440 square foot garage, and associated site improvements. Colors and materials consist of tan stucco exterior siding, brown brick veneer accent siding, white vinyl windows and doors, and a brown asphalt composite shingled roof.

2. PLN250009 - RC PROPERTIES LEASING LLC

Public hearing to consider exterior color and material changes, construction of a 1,450 square foot addition and tenant improvements to an existing 3,028 square foot single-story office building, construction of a 1,495 square foot attached garage, and associated site improvements, including relocating existing parking stalls.

Project Location: 22370 Portola Drive, Salinas.

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2

Joseph Alameda, Project Planner, presented the item.

Public Comment: Colby Banks, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow exterior color and material changes, construction of a 1,450 square foot addition and tenant improvements to an existing 3,028 square foot single-story office building, construction of a 1,495 square foot attached garage, and associated site improvements, including relocating existing parking stalls.

3. PLN240349 - Saladino Family Investments LLC

Public hearing to consider action on the construction of a 4,050 square foot two-story single family dwelling with a 1,458 square foot lower level, a 1,130 square foot attached garage, a 769 square foot accessory dwelling unit, and associated site improvements, development on slopes in excess of 30%, and the removal of three Coast Live Oaks.

Project Location: 1458 Riata Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: James Smith, architect; Brittney Schloss, agent.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, 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 the construction of a 4,050 square foot single family dwelling and 1,458 square foot attached garage and a 769 square foot accessory dwelling unit; and a Coastal Development Permit to allow development on man-made slopes in excess of 30 percent.; and a Coastal Development Permit to allow the removal of 3 protected trees. The Zoning Administrator approved the project with the

addition of the standard Notice of Report condition and with some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:48 a.m.

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/Armida Ruano Estrada

Armida Ruano Estrada, Zoning Administrator Clerk

APPROVED ON OCTOBER 09, 2025