

County of Monterey

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



Meeting Minutes - Final

Thursday, July 31, 2025

9:30 AM

County of Monterey 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
Corrine Ow, Environmental Health
Bora Akkaya and Arlen Blanca, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida R. Estrada stated that she received and distributed correspondence for Item #2 PLN240107, which was distributed via e-mail and hard copies in the meeting.

ACCEPTANCE OF MINUTES

- A. Acceptance of the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the June 12, 2025, June 26, 2025, and July 10, 2025, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240034 - 456 PROPERTIES LLC

Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.

Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

McKenna Bowling, Project Planner, presented the item. The Zoning Administrator asked if it would be appropriate to add a condition that the trees not be removed until permits are ready to issue.

Public Comment: Eric Miller, Architect

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 Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot

garage, attached 843 square foot accessory dwelling unit, and associated site improvements; Coastal Development Permit to allow removal of three Coast Live Oak trees; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The Zoning Administrator made non-substantive changes to the resolution and adding a condition to not remove trees until permits are ready.

2. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL

Continued from April 10, 2025 and May 29, 2025- Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Luis Reis, applicant; Herman Campos; Kim Burdett; Holger Kappler; Michael Zury. Luis Reis responded to the public testimony.

After taking testimony, the Zoning Administrator continued the hearing for this item to the August 14, 2025, meeting. No additional notice is required and the Zoning Administrator suggesting adding conditions addressing the noise with an acoustic consultant review for noise attenuation, a parking plan for big events, and hours of operation.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:13 am

APPROVED:

/S/ Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/Armida Estrada

Armida Estrada, Zoning Administrator Clerk

APPROVED ON AUGUST 28, 2025
