

# **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**

**SPECIAL MEETING**

**Thursday, March 6, 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  
Corrine Ow, Environmental Health  
Arlen Blanca, Public Works  
Environmental Services: None**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**None**

**9:30 A.M. - SCHEDULED ITEMS****1. PLN230137 - CAMPBELL S JAMES JR & LYNDA R TRS**

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

**McKenna Bowling, Project Planner, requested that the hearing for this item be continued to March 13, 2025.**

**Public Comment: None**

**The Zoning Administrator continued the hearing on this project at the applicant's request to March 13, 2025.**

**2. PLN240070 - BECHTEL CORPORATION**

Public hearing to consider minor exterior modifications to an existing single-family dwelling including construction of an 845 square foot pergola, perimeter fencing, a pickleball court, and associated site improvements within 750 feet of known archaeological resources, and development within 100 feet of Environmentally Sensitive Habitat Area.

**Project Location:** 1451 Cypress Drive, Pebble Beach.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

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

**Public Comment: David Stocker, Stocker and Allaire General Contractors**

**The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow minor exterior modifications to an existing single-family dwelling including construction of an 845 square foot pergola, pickleball court, and perimeter fencing, within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development within 100 feet of ESHA. The Zoning Administrator included some non-substantive changes to the resolution.**

**3. PLN170932 - EVANS PETER H TR**

Public hearing for after-the-fact consideration of development on slopes in excess of 30% and removal of six protected trees, and construction of a 1,324 square foot single family dwelling, an 838 square foot porch, demolition of an existing 64 square foot shed, and associated site improvements including removal of two protected trees, and development on slopes exceeding 30 percent.

**Project Location:** 38793 Palo Colorado Rd, Carmel

**Proposed CEQA Action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

**Joseph Alameda, Project Planner, presented the item.**

**Public Comment: Hunter Eldridge, agent**

**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 an after-the-fact Coastal Development Permit to allow development (grading) on slopes in excess of 30%; after-the-fact Coastal Development Permit to allow removal of six protected trees; Coastal administrative Permit and Design Approval to allow construction of a 1,324 square foot single family dwelling with an 838 square foot porch, demolition of an existing 64 square foot storage shed, and associated site improvements; Coastal Development Permit to allow the removal of two protected trees; and coastal Development Permit to allow development on slopes exceeding 30 percent. The Zoning Administrator made some non-substantive changes to the resolution and included a change to condition number 7, landscaping, to add that a fire prevention specialist work with the landscaping designer, or demonstrate that the landscape designer is an expert in fire prevention landscaping.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 9:56 a.m.

**APPROVED:**

/S/ Mike Novo

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*Mike Novo, Zoning Administrator*

**ATTEST:**

**BY:**

/S/Armida Estrada

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*Armida Estrada, Zoning Administrator Clerk*

**APPROVED ON March 27, 2025**