

County of Monterey

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



Meeting Minutes - Final

Thursday, November 13, 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 a.m.

ROLL CALL

Mike Novo, Zoning Administrator

Corrine Ow, Environmental Health

Arlen Blanca and Bora Akkaya, Public Works

Environmental Services: N/A

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items:

Agenda Item No. 6 PLN240108, Agenda Item No. 7 PLN240177, Agenda Item No. PLN240301, which were distributed to all interested parties.

9:30 A.M. - SCHEDULED ITEMS

1. PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY) (CONTINUED FROM OCTOBER 30TH, 2025)

Public hearing to consider installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: Pebble Beach Company Right-of-Way, Adjacent to the property located at 3426 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.5606724 N, 121.9272187 W)

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

Jade Mason, Project Planner, presented the item.

Public Comment: Tasha Stack, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility consisting of a 40-6 foot high pole with one antenna and associated equipment; Coastal Development Permit to exceed the required height of 30 feet established by the district; and Coastal Administrative Permit to allow development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution, added in finding 7 evidence c, that visual access will not be significantly affected by the installation of this facility.

2. PLN240301 - KEVIN & JOAN BARLETT (CONTINUED FROM OCTOBER 30, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Kevin and Joan Barlett, applicant; Dean Kellender, president of the Syndicate Camp, Derek Bonsper and Dane Bonsper, Silvia Zolan, Don Bonsper, and Margaret Ostarello.

The Zoning Administrator directed staff to prepare a resolution to deny the project and continued the hearing to December 11, 2025.

3. PLN240224 - CYPRESS POINT CLUB (AT&T MOBILITY)

Public hearing to consider the installation of a rooftop wireless communications facility within an expanded existing faux chimney, including equipment cabinets within an existing shed and existing underground conduits, within 750 feet of a known archaeological resource.

Project Location: 3150 17 Mile Dr, Pebble Beach, CA 93953

Proposed CEQA action: Find the project Categorically Exempt 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: Eric Lentz, agent; Alan Morrison, clubhouse manager at Cypress Point The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions under Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow installation of a rooftop telecommunications facility within an expanded faux chimney, including equipment cabinets within an existing shed and existing underground conduits; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution and added a condition that a signage plan be provided to the planning department for review and approval prior to issuance of building permits.

4. PLN240171 - GRECH AARON

Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.

Project Location: 4063 Crest Road, Pebble Beach

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, presented the item.

Public Comment: Alan Trippin, agent

The Zoning Administrator found that the project is Categorically Exempt 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 a Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage, and associated site improvements; and Coastal Development Permit to allow the removal of 9 protected trees (8 Monterey Pine and 1 Coast Live Oak). The Zoning Administrator included some non-substantive changes to the resolution and added a change to condition #11.

5. PLN240042 - HAIN JOHN R & JENNIFER ALLEN TRS

Public Hearing to consider the construction of a 1,200 square foot accessory dwelling unit and associated site improvements, including a new septic system and the removal of two Coast live oak trees.

Project Location: 38042 Palo Colorado Road, Big Sur.

Proposed CEQA action: Find that 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.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Chris Gourlay, agent; John Hain, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 1,200 square foot

accessory dwelling unit and associated site improvements including a septic system; and Coastal Development Permit to allow the removal of two Coast live oak trees. The Zoning Administrator included some non-substantive changes to the resolution.

6. PLN240108 - BUCHANAN ELIOT L

Public Hearing to consider after-the-fact development on slopes in excess of 25% to accommodate construction of an Accessory Dwelling Unit, and restoration of 3,545 square feet of slopes in excess of 25% to partially clear Code Enforcement No. 20CE00484.

Project Location: 15596 Via La Gitana, Carmel Valley.

Proposed CEQA action: Find the project Categorically Exempt per CEQA Guidelines sections 15301 and 15333, and there are no exceptions pursuant to Guidelines section 15300.2.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Jay Auburn, agent, Lauren Walden, HOA board, Fred Weiss, architect.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15333, and that none of the exceptions pursuant to Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of After-the-fact Use Permit to allow development on slopes in excess of 25% to accommodate the construction of an Accessory Dwelling Unit; and Restoration Permit to restore approximately 3,545 square feet of slopes in excess of 25% to partially clear Code

Enforcement No. 20CE00484. The Zoning Administrator included some non-substantive changes to the resolution and added a condition that the restoration work be completed within 2 years.

7. PLN240177 - ING DENNIS & MICHELE ING TRS

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: 44737 Sun Valley Drive, King City, CA 93930

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: None.

The Zoning Administrator found that the project is Categorically Exempt 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 included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:03 a.m.