

County of Monterey

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



Meeting Minutes - Final

Thursday, October 30, 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

Bora Akkaya and Arlen Blanca, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

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

PLN240301 - BARTLETT KEVIN J & JOAN A TRS, PLN250237- PEBBLE BEACH COMPANY, PLN250238 - PEBBLE BEACH COMPANY, PLN250239 - PEBBLE BEACH COMPANY, PLN250240 - PEBBLE BEACH COMPANY, PLN250243 - PEBBLE BEACH COMPANY, PLN250245 - PEBBLE BEACH COMPANY. These were distributed to all interested parties.

ACCEPTANCE OF MINUTES

- A. Acceptance of the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.**

The Zoning Administrator accepted the October 09, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS**1. PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 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: Mark Kennedy, neighbor

The Zoning Administrator continued the hearing on this item to November 13, 2025, to gather more information on the road easements that run through the property and the number of properties and units served by those easements.

2. PLN240246 - JACKSON FAMILY INVESTMENTS III LLC

Public hearing to consider action on the construction of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island and fire suppression system.

Project Location: 38580 Arroya Seco Rd., Soledad

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: Thomas Medrano, agent, and David Pertree, architect, Matt Dexter, Director of Engineering.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and approved a Use Permit to allow construction and operation of a wine processing support facility consisting of a 4,645 square foot office and warehouse/shop, site concrete work, a 3,000 square foot shade structure, fuel island, and fire suppression system. The Zoning Administrator included some non-substantive changes to the resolution.

3. PLN250238 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-8-foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 4035 Sunset Lane, Pebble Beach, CA 93953 (Coordinates 36.586178 N, -121.922344 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: Mark Grabisch, applicant, and David Watowski.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 23-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-11 foot high pole with one antenna and associated equipment; and a Coastal Development Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included corrections on the APN and some non-substantive changes to the resolution.

4. PLN250239 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 1063 Wrangers Trail Road, Pebble Beach, CA 93953 (Coordinates 36.602223 N, -121.947405 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: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines; and approved a Combined Development Permit consisting of a Use Permit and Design Approval to allow the removal of an existing 27-9 foot high utility pole and installation of a wireless telecommunication facility consisting of a 40-5 foot high pole with one antenna and associated equipment; and a Use Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN250241 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment greater than the height allowed for the zoning district.

Project Location: PG&E Right-of-Way, Adjacent to the property located at 3180 Cortez Road, Pebble Beach, CA 93953 (Coordinates 36.57641 N, -121.944605 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: Mark Grabisch, applicant, Don Dormer.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 29-3 foot high utility pole and installation of a wireless telecommunication facility consisting of a 35-4 foot high pole with one antenna and associated equipment; and Coastal Development Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included some non-substantive changes to the resolution and corrections to the plan sheets.

6. PLN250242 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

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 36.560605 N, -121.927159 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: Mark Grabisch, applicant, and Dan Neault.

The Zoning Administrator continued the hearing on this item to November 13, 2025, to gather more information on the potential visual impacts from the project.

7. PLN250244 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment within 750 feet of archaeological resources.

Project Location: PG&E Right-Of-Way, Adjacent to 3399 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.563616 N, -121.931956 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: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply; and approved a Combined Development Permit consisting of a Coastal Development Permit and a Design Approval to allow the removal of an existing 23-10 foot high utility pole and installation of a wireless telecommunication facility consisting of a 26-11 foot high pole with one antenna and associated equipment; and a Coastal Administrative Permit for development within 750 feet of archaeological resources. The Zoning Administrator included some non-substantive changes to the resolution and deletion of

the height verification condition (#9).

8. PLN250237 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 24-2-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 31-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3252 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.566834° N, -121.959752° 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.

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

Public Comment: Mark Grabisch, applicant, John Clancy, David Watowski, and Dan Neault.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 24-2 foot high utility pole and installation of a wireless telecommunication facility consisting of a 31-7 foot high pole with two antennas and associated equipment, a Coastal Development Permit to exceed the height of 30 feet established for the district; and a Coastal Administrative Permit for development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution.

9. PLN250240 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 38-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 49-7-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3201 17 Mile Drive, Pebble Beach, CA 93953 (Coordinates 36.571735° N, -121.969188° 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.

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

Public Comment: Mark Grabisch, applicant, Tracy and Richard Meier, Lisa Kinsey, and David Watowski.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 38-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 49-7 foot high pole with two antennas and associated equipment, a Coastal Development Permit to exceed the height of 30 feet established for the district; and Coastal Administrative Permit for development within 750 feet of an archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution and added, in Finding 7 evidence d, some information on where the location is of the local viewshed turnout or parking areas.

10. PLN250243 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the removal of an existing 33-8-foot-high utility pole and installation of a wireless telecommunication facility consisting of a 44-6-foot-high pole with two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3168 17 Mile Dr, Pebble Beach, CA 93953 (Coordinates 36.575365° N, -121.970661° 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.

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

Public Comment: Mark Grabisch, applicant.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the removal of an existing 33-8 foot high utility pole and installation of a wireless telecommunication facility consisting of a 44-6 foot high pole with two antennas and associated equipment; Coastal Development Permit to exceed the required height of 30 feet established for the district; and Coastal Administrative Permit for development within 750 feet of an archaeological resource. The

Zoning Administrator included some non-substantive changes to the resolution and added, in Finding 7 evidence c or d, some information on where the location is of the local view shed turnout or parking areas.

11. PLN250245 - PEBBLE BEACH COMPANY (AT&T MOBILITY)

Public hearing to consider the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, greater than the height allowed for the zoning district, within 750 feet of a known archaeological resource.

Project Location: PG&E right-of-way, adjacent to the property located at 3213 Ballantrae Lane, Pebble Beach, CA 93953 (Coordinates 36.569665° N, -121.965505° 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.

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

Public Comment: Mark Grabisch, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions from Section 15300.2 apply to the project; and approved a Combined Development Permit consisting of a Coastal Development Permit and Design Approval to allow the installation of a wireless telecommunication facility on an existing 38-3-foot-high pole, consisting of two antennas and associated equipment, and Coastal Administrative Permit for development within 750 feet of a known archaeological resource. The Zoning Administrator included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:51 a.m.