County of Monterey

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

Meeting Minutes - Draft

Thursday, May 8, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo, Zoning Administrator, called the meeting to order at 9:30 a.m.

Zoning Administrator announced that Agenda Item #1 and #2 will be switched.

ROLL CALL

Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca and Bora Akkaya Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada stated correspondence was distributed for Item #1 PLN240238 to the Zoning Administrator and all interested parties via e-mail.

ACCEPTANCE OF MINUTES

A. Acceptance of the February 27, 2025, March 13, 2025, March 27, 2025, and April 10, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the February 27, 2025, March 13, 2025, March 27, 2025, and April 10, 2025, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

2. PLN240072 - CAPPO REAL ESTATE HOLDINGS LLC

Public hearing to consider construction of a 173 square foot deck, reconstruction of a retaining wall, and installation of site improvements, including landscaping and a walkway within 750 feet of known archaeological resources.

Project Location: 26357 Scenic Road, Carmel, Carmel Area Land Use Plan

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

1. PLN240238 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (Coastlands II Retaining Wall)

Consider demolition of a failed retaining wall, construction of a replacement retaining wall and new guard rail barrier system, restoration of the roadway, development within the Critical Viewshed, and development on slopes in excess of 30%.

Project Location: State Route Highway 1, Post Mile Marker (PM) 44.34, Big Sur

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration pursuant to CEQA Guidelines section 15162 and find that no additional environmental review is required.

Hya Honorato, Project Planner, presented the item.

Public Comment: Geramaldi, Cal-Trans D5; Dianna Beck, Cal-Trans D5; Tobin Hook, Landscape Architect, Cody Parrott, Design Engineer

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15162 and found that no additional environmental review is required, and approved a Combined Development Permit consisting of a Coastal Development Permit for the demolition of a failed retaining wall, construction of a 185 linear foot retaining wall and a 360 linear foot guardrail, restoration of the roadway, and associated site improvements; a Coastal Development Permit to allow development within the Critical Viewshed; and a Coastal Development Permit to allow development on slopes in excess of 30%. The Zoning Administrator made a change to finding 7 evidence i, custodian documents for Caltrans initial study and added a condition that the County review the landscape or revegetation plan that's being put together for the project, providing success criteria for the revegetation, and some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:16 am