

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Thursday, June 26, 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 Estrada stated there are no correspondence, additions, deletions or corrections.

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the May 08, 2025 and May 29, 2025, County of Monterey Zoning Administrator Meeting minutes.

**The Zoning Administrator accepted the May 8, 2025, County of Monterey Zoning Administrator Meeting minutes. The Zoning Administrator mentioned there was missing correspondence but will be added. The Zoning Administrator also accepted the May 29, 2025, meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN230008 - LAZARO ALBERTO & RIVERA HECTOR MONTEJANO**

Public hearing to consider construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm worker employee housing unit with 780 square foot back porch, 1,280 square foot barn, and a 2,400 square foot workshop.

**Project Location:** 774 Old Stage Road, Salinas, Greater Salinas Area Plan.

**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:** Hector Montejano, applicant

**The Zoning Administrator found that the project is exempt pursuant to Section 15300.2; and Approved a Design Approval to allow the construction of a 1,760 square foot manufactured home with a 1,056 square foot detached garage, 2,600 square foot farm employee housing unit with 780 square foot covered porch, 1,280 square foot barn, and a 2,400 square foot workshop. The Zoning Administrator made non-substantive changes to the resolution.**

**2. PLN230244 - CRANE JOHN R & GENEVA P TRS**

Public hearing to consider construction of an approximately 610 square foot addition to an existing 1,880 square foot single-family dwelling, conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot square Accessory Dwelling Unit over a 254 square foot garage, associated site improvements; the removal of two Monterey pine trees; less than 120 square feet of development on slopes in excess of 30%; and Variances to reduce the required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet and 8 inches, and the side setback from 5 feet to 4 feet.

**Project Location:** 240820 Torres St, Carmel

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

**Benjamin Moulton, presented for Hya Honorato, Project Planner.**

**Public Comment: William Medford, agent; John and Geneva Crane, applicants.**

**The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of Design Approval to allow construction of a 608 square foot addition to an existing 1,880 square foot single-family dwelling; Coastal Administrative Permit and Design Approval to allow the conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot Accessory Dwelling Unit over a 254 square foot garage and associated site improvements; Coastal Development Permit to allow the removal of two Monterey Pine trees; Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; and three Variance to allow the reduction of required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet 8 inches and required side setback from 5 feet to 4 feet. The Zoning Administrator made non-substantive changes to the resolution and added the standard condition addressing migratory birds.**

**3. PLN230197 - CELLARIUS LIMITED**

Public hearing to consider replacement of an existing water tank and development of a 96 square foot retaining wall within 750 feet of known archaeological resources.

**Project Location:** 48700 Highway 1, Big Sur, Big Sur Coast Land Use Plan

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

**Joseph Alameda, Project Planner, presented the item and recommended adding a standard condition allowing the paint color for the tank to be reviewed by the Planning Director.**

**Public Comment: Michael Linder, agent.**

**The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15302, 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 the replacement of an existing water tank with a 4,775-gallon water tank and development of a 96 square foot retaining wall and Coastal Development Permit to allow development within 750 feet of known archaeological resources. The Zoning Administrator made non-substantive changes to the resolution and added the standard condition for tank colors being approved by the Planning Director.**

**OTHER MATTERS**

None

**ADJOURNMENT**

**The meeting was adjourned at 10:01 am**