

County of Monterey

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



Meeting Minutes - Draft

Thursday, August 14, 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 R. Estrada stated that she received and distributed correspondence via e-mail and during the meeting to staff and zoning administrator for Item #2 PLN240107.

9:30 A.M. - SCHEDULED ITEMS**2. PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL**

Continued from April 10, 2025, May 29, 2025, and July 31, 2025 - Public hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and a swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

Project Location: 185 Robley Rd, Salinas

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

Jade Mason, Project Planner, presented the item.

Public Comment: Ted Umstead, Architect

The Zoning Administrator found that the project is exempt pursuant to Guidelines section 15303 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 construction of a ground mount photovoltaic system consisting of 57.6 kW and 144 panels; Coastal Development Permit to allow development within 750 feet of known archeological resources; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area. The Zoning Administrator made non-substantive changes to the resolution,

including the deletion of Finding 5, evidence e, and corrected the text in Finding 6, evidence c.

1. PLN240240 - CARMELITE MONASTERY OF CARMEL

Public hearing to consider action on the construction of a ground-mount photovoltaic solar system within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat Areas.

Project Location: 27601 Highway 1, Carmel 93923.

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

Joseph Alameda, Project Planner, presented the item.

Public Comment: Luis Reis, manager; Herman Campos, neighbor

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to 15300.2; and approved a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. This Amendment allows the conversion of two tennis courts into eight pickleball courts, the addition of one tennis court, and future conversion of one tennis court into four additional pickleball courts (total of 23 tennis or pickleball courts). The Zoning Administrator made non-substantive changes to the resolution and added sentences to Finding 2, evidence f, referencing a condition that has an acoustic consultant make recommendations on noise-reducing actions. The Zoning Administrator also added text to condition 4 that registration for events shall be limited to the number of participants that can be accommodated by the designated parking areas and that the tennis court along the road cannot be temporary converted for pickleball use.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:55 a.m.