

County of Monterey

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



Meeting Minutes - Draft

Thursday, October 9, 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 am

ROLL CALL

Mike Novo, Zoning Administrator

Corrine Ow, Environmental Health

Bora Akkaya and Arlen Blanca, Public Works

Jess Barreras, Environmental Services (arrived at 9:35 am)

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there were no additional agenda additions, deletions and corrections other than what was already distributed to all interested parties for agenda item #1, PLN240301 - KEVIN & JOAN BARLETT.

ACCEPTANCE OF MINUTES

- A.** Acceptance of the August 28, 2025, September 11, 2025, and September 25, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the August 28, 2025, September 11, 2025, and September 25, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240301 - KEVIN & JOAN BARLETT

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 including an errata memorandum.

Public Comment: Kevin Bartlett, applicant; Joan Bartlett, applicant; Dean Callender, President, Syndicate Camp; Dane Bonsper; Sylvia J Zoellin. Kevin Bartlett responded to comments made during the hearing.

The Zoning Administrator continued the hearing on this item to October 30, 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. PLN240010 - WEBER MARK LEO

Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.

Project Location: 1267 Cantera Ct, Pebble Beach

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

Kayla Nelson, Project Planner, presented the item.

Public Comment: Mark Weber, applicant; Art Grater.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302, and that none of the exceptions set forth in Guidelines section 15300.2 apply; and approved a combined Development Permit consisting of Coastal Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements; Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and Coastal Development Permit for the removal of three Monterey pine trees. The Zoning Administrator included some non-substantive changes to the resolution, a change to condition number 5 to add the arborist report, and added an additional standard condition to state no removal of trees should be conducted until the building permit is ready.

3. PLN240026 - SHAW SUZANNE SAUNDERS TR

Public hearing to consider action on a variance to reduce the front setbacks by 20 feet and the construction of a 192 square foot storage shed.

Project Location: 71 Poppy Road, Carmel Valley

Proposed CEQA Action: Find the project qualifies for a Class 1 and Class 5 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15305, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item and an errata to update the LUAC evidence in Finding 1.

Public Comment: Bill Mefford, architect

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15305, and there are no

exceptions under section 15300.2; and approved a Variance to reduce the front setback along Flight Road from 50 feet to 30 feet; and approved an after-the-fact Design Approval to allow the construction of a 192 square foot storage shed, with some non-substantive changes to the resolution.

4. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the construction of a 1,084 square foot addition to an existing 2,585 square foot single-family dwelling, a 190 square foot attached office, a 118 square foot attached accessory storage structure, and associated site improvements, including an after-the-fact emergency permit to replace an access bridge within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

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

Kayla Nelson, Project Planner presented the item.

Public Comment: Ammy Denny and June Sillano, Architect.

The Zoning Administrator has accepted this item to be continued to a date uncertain.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:50 am