



County of Monterey

Item No.1

Administrative Permit

Registrar File Number: AP 26-065

August 19, 2026

Introduced: 8/10/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220369 - DINO PEZZINI J TR

Administrative hearing to consider action on the demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150, and the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

Project Location: 16725 Meridian Road, Salinas, CA

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

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

- a) Find that the project for additions to an existing structure qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions set forth in Section 15300.2 apply;
- b) Approve a Coastal Administrative Permit to allow demolition of an existing 1,400 square foot single family dwelling, a 600 square foot trailer, and a 1,450 square foot two-story unfinished single-family dwelling to clear code case 23CE00150; and
- c) Approve a Coastal Administrative Permit to allow the construction of a new 1,750 square foot one-story single-family dwelling with a 550 square foot attached garage and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Agent: N/A

Property Owner: Dino J. Pezzini, Trust

APN: 129-051-010-000

Parcel Size: 108,240 square feet, or approximately 2.5 acres

Zoning: Low Density Residential with 2.5 acres per unit in the Coastal Zone, or "LDR/2.5(CZ)"

Plan Area: North County Land Use Plan

Flagged and Staked: No

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
North County Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Dino J. Pezzini, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch (Executive Director); Planning File PLN220369