

County of Monterey

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



Meeting Minutes - Draft

Thursday, August 28, 2025

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order 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 arrived at 9:31 a.m.

PUBLIC COMMENT

Robert Chakanaka commented on pop-up vendors along roadsides and is concerned with environmental health and traffic issues. He has seen them on Salinas Road, San Juan Road and Hwy 101 at San Miguel Canyon Road. Traffic is his main concern, and he would like this to be monitored and regulated.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada stated there was correspondence for item # 2 PLN230172 and item # 3 PLN240078 that was distributed to the Zoning Administrator and interested parties via e-mail.

ACCEPTANCE OF MINUTES

- A. Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.**

A. Acceptance of the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

The Zoning Administrator accepted the July 10, 2025, and August 14, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL

Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

Project Location: 1012 San Carlos Road, Pebble Beach

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

Fionna Jensen, Project Planner, presented the item.

Public Comment: John Moore, applicant

The Zoning Administrator found that the project is exempt pursuant to

Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow demolition of an 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements. The Zoning Administrator made non-substantive changes to the resolution.

2. PLN230172 - California American Water Company (various Owners)

Public hearing to consider action on the removal of one 10,000-gallon water tank, construction of two water tanks (10,000-gallons and 60,000-gallons), modifications to an existing 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, relocation of a fire hydrant on slopes in excess of 25%.

Project Location: 6, 7, 10, and 15 Oak Meadow Lane, Carmel Valley

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

Hya Honorato, Project Planner, presented the item.

Public Comment: Jenna Inglekin, Cal Am: Judy Tschirgi; Constance Murray; and John Carvell.

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 an Administrative Permit and Design Approval for the removal of one 10,000-gallon water tank, construction of two water tanks (10,000 gallons and 60,000 gallons), modifications to a 50,000-gallon water tank, construction of a bypass pipeline with a pressure control valve, and relocation of a fire hydrant; and use permit to allow development on slopes in excess of 25%. The Zoning Administrator made non-substantive changes to the resolution, added a new condition requiring a private road agreement before construction commences, and modified condition #5 to include details about the biological report.

3. PLN240078 - LA FUERZA PROPERTIES LLC

Public hearing to consider after-the-fact construction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch to partially clear Code Enforcement Case No. 00085164.

Project Location: 35 Live Oak Road, Royal Oaks

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Israel Rangel, applicant; Robert (unknown last name)

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and approved an after-the-fact Coastal Development Permit to partially clear Code Enforcement Case No. 00085164 and allow reconstruction of a legal non-conforming 1,046 square foot second single-family dwelling with an 80 square foot porch. The Zoning Administrator made non-substantive changes to the resolution.

4. PLN200316 - JOHN D. WILKINS AND BUSHRA

Public Hearing to consider action on the construction of an approximately 2,340 square foot single family dwelling and attached 740 square foot garage and 575 square foot Accessory Dwelling Unit with associated improvements; and removal of 25 Monterey Pine trees and 4 Coast Live Oak trees.

Development requires 55 cubic yards of grading within 100 feet of environmentally sensitive habitat.

Project Location: 2901 Bird Rock Road, Pebble Beach

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Mary Israel, Project Planner, presented the item and recommended a change to condition 14.

Public Comment: Aaron Tollefson, architect; John D & Bushra Wilkins.

The Zoning Administrator adopted the Mitigated Negative Declaration and approved a Combined Development Permit and Design Approval to allow construction of a 2,341 square foot one-story single family dwelling with an attached 738 square foot, two-car garage, a 575 square foot Accessory Dwelling Unit with associated site improvements; colors and materials are proposed as beige colored stucco body and dark gray roof, dark bronze windows and doors and beige/gray stone veneer accents, with charcoal gray composite shingle roofing; and a Use Permit for removal of 25 Monterey Pine and 4 Coast Live oak trees. Development requires 550 cubic yards of grading within 100 feet of environmentally sensitive habitat. The Zoning Administrator also adopted a Condition Compliance and Mitigation Monitoring and Reporting Plan. The Zoning Administrator made non-substantive changes to the resolution its addition to a change to condition #14 as recommended by staff and added a standard note to allow 3 years to commence construction.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:34 a.m.