

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor
Salinas, CA 93901



Meeting Minutes - Draft

Thursday, January 9, 2025

9:30 AM

Monterey County Zoning Administrator

9:30 A.M CALL TO ORDER

Mike Novo called the meeting to order 9:30 a.m. There were some early delays in the hearing due to problems with getting the zoom connection to work correctly.

ROLL CALL

**Mike Novo, Zoning Administrator
Corrine Ow, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

ACCEPTANCE OF MINUTES

- A. Acceptance of the November 7, 2024, and November 14, 2024, County of Monterey Zoning Administrator Meeting minutes.**

The Zoning Administrator accepted the November 7, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN230072 - HUGHES DAVID S TR & HUGHES SUSAN**
Public hearing to consider a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.
Project Location: 584 Viejo Road, Carmel
Proposed CEQA Action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Taylor Price, Project Planner, presented the item.

Public Comment: Diane Mazzei, Agent

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines Section 15301 and no exceptions under section 15300.2 apply and approved a Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator made non-substantive changes to the resolution and modified conditions one, clarification on rental availability of every calendar day for 12 or more different parties, and on condition numbers

five and eight to clarify putting up a sign regarding public safety agencies and maintaining the transient occupancy tax registration with the treasurer/tax collector, respectively.

2. PLN230151 - COVIN DAVID REID & BETH SALA

Consider demolition of an existing 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage, development on slopes in excess of 30% and the removal of one Coast live oak tree.

Project Location: 3307 17 Mile Dr, Unit 4, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to Sections 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Hya Honorato, Project Planner, presented the item.

Public Comment: Joel Panzer, Agent; Dan Fletcher, applicant.

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines section 15302 and a Class 3 Categorical Exemption pursuant to section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made, and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage; a Coastal Development Permit to allow development on slopes in excess of 30%; and a Coastal Development Permit for the removal of one Coast live oak tree. The Zoning Administrator made non-substantive changes to the resolution and modified condition number 9 to include all the tree replacement needed as described in the presentation.

3. PLN230259 - MESSIER WINE PROPERTIES LLC

Public hearing to consider establishment of an agricultural processing facility for the processing grapes for wine production. Site improvements include establishment of a 2,400 square foot decomposed granite “crush pad”.

Project Location: 27545 Via Quintana Road, Carmel

Proposed CEQA Action: Find the project Categorical Exempt pursuant to Sections 15303 and 15304 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Son Pham-Gallardo, Project Planner, presented the item.

Public Comment: Joel Panzer, Agent, Luke Messier, applicant.

The Zoning Administrator found that the project is exempt pursuant to CEQA Guidelines sections 15303 and 15304 and none of the exceptions under 15300.2

can be made in this case, and approved a Use Permit for the establishment of an agricultural processing facility for the processing of 50 to 75 tons of grapes per year on and adjacent to a 2,400 square foot decomposed granite crush pad. Wine production would be approximately 3,000 to 4,500 cases per year. The Zoning Administrator made non-substantive changes to the resolution and added a lighting condition to address needed temporary lighting.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:26 am