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, March 13, 2025

9:30 AM

Monterey County 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
Kyler Asato, Environmental Health
Armando Fernandez, Public Works
Jess Barreras, Environmental Services 9:35 am

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Secretary distributed additional correspondence for agenda item no. 3 – PLN240261 – Evers and agenda item no. 5 PLN240020 -Poss

ACCEPTANCE OF MINUTES

None

9:30 A.M. - SCHEDULED ITEMS

1. **PLN230137 - CAMPBELL S JAMES JR & LYNDA R TRS (CONTINUED FROM MARCH 6, 2025)**

   Public hearing to consider demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage, and a 111 square foot guesthouse, and construction of a 3,403 square foot single family dwelling and an attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley River.
   Project Location: 23 Wawona Road, Carmel Valley.
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

   McKenna Bowling, Project Planner, presented the item. Kyler Asato provided additional information regarding EHB topics. Jess Barreras provided additional information regarding flooding concerns and requirements.

   Public Comment: Jim Campbell, applicant; Merit Holly, architect.

   The Zoning Administrator found that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and none of the exceptions pursuant to Section 15300.2 apply; and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of existing 1,173 square foot single family dwelling, a 364 square foot detached garage, and a 111 square foot guesthouse, construction of a 3,403 square foot single family dwelling and an attached 805 square foot garage with a second story 606 square foot Accessory

Dwelling Unit, and associated site improvements; and Use Permit to allow development within the Carmel Valley floodplain. The Zoning Administrator made non-substantive changes to the resolution and a modification to condition 4 (EHB condition).

2. PLN240045 - PIETRO FAMILY INVESTMENTS LP

Public Hearing to consider construction of an approx. 2,438 square foot family dwelling with a 269 square foot attached garage, 637 square feet of patios, and associated site improvements within 750 feet of a known archaeological resource.

Project Locations: 26307 Isabella Avenue, Carmel.

Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

Ben Moulton, Project Planner, presented the project.

Public Comment: Eric Miller, architect

The Zoning Administrator continued the hearing on this item to a date certain of March 27, 2025.

3. PLN240261 - EVERS TODD M & SHARYN F

Public hearing to consider construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees.

Project Location: 423 Estrella D'Oro, Monterey

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

McKenna Bowling, Project Planner, presented the project.

Public Comment: Todd Evers, applicant.

The Zoning Administrator found that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 5,700 square foot single family dwelling with an attached 804 square foot garage, 256 square foot covered front porch, 224 square foot patio, a 400 square foot detached Accessory Dwelling Unit, and associated site improvements including the removal of three Coast live oak trees (24", 36", and 20" diameters). The Zoning Administrator made non-substantive changes to the resolution.

4. PLN240331 - BOUDREAULT DANIEL

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: 17717 CACHAGUA RD, CARMEL VALLEY, CA 93924
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 project.

Public Comment: Daniel Boudreault, applicant; Margie Kay.

The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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 wanted to ensure that condition 5 clearly required the posting of a sign regarding emergency response times.

5. PLN240020 - POSS ROY JAMES JR & DEBRA ANN

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: 1138 Chaparral Road, Pebble Beach, CA 93953
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 project. Armando Fernandez provided information regarding the road conditions.

Public Comment: Debra and Roy Poss, applicant; Steve Perlsnick; Greg Looney; Kathleen Lee, Pebble Beach Company, Domi Saul; Margie Kay; Rick Verbanec; anonymous constituent.

The ZA recessed at 11:02 a.m. and returned at 11:07 a.m.

The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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, updated condition 4 to tie its timing to condition 9 being resolved, and wanted to ensure that condition 5 clearly required the posting of a sign regarding emergency response times.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned by Mike Novo at 11:10 a.m.