

County of Monterey

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



Meeting Minutes - Final

Thursday, January 15, 2026

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 a.m.

ROLL CALL

Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca, and Bora Akkaya, Public Works
Environmental Services: N/A

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following item: Agenda Item #1 PLN220025 - SENA LOUIS T & KRISTIN TRS was received and distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

- A. Acceptance of the December 11, 2025, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the December 11, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. **PLN220025 - SENA LOUIS T & KRISTIN TRS**

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: 3000 Red Wolf Drive, Carmel

Proposed CEQA Action: Find the project Categorical 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 some suggested changes to the resolution.

Public Comment: Louis Sena, applicant

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved a Coastal Development 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 included some non-substantive changes to the resolution, clarification that the WSC zoning district is not considered a residential district, and included the revisions suggested by staff.

2. CONSIDER AND ADOPT THE 2026 ZONING ADMINISTRATOR MEETING SCHEDULE.

The Zoning Administrator adopted the alternative schedule presented in the packet.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:41 a.m.