

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Thursday, June 11, 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 am**

**ROLL CALL**

**Mike Novo, Zoning Administrator**

**Kyler Asato, Environmental Health**

**Arlen Blanca and Bora Akkaya, Public Works**

**Jess Barreras, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Armida Ruano stated there was correspondence for the following items: Agenda item # PLN180319, Agenda item # PLN260065, and Agenda item # PLN240358, which was e-mailed to the Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of May 28, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the May 28, 2026, County of Monterey Zoning Administrator Meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN250306 - COASTLANDS MUTUAL WATER CO & VARIOUS OWNERS**

Public hearing to consider the construction of two Hilfiker retaining walls, development on slopes in excess of 30%, development within 750 feet of known Archaeological Resources, and development within 100 feet of environmentally sensitive habitat area.

**Project Location:** 48216 & 48228 Highway 1, Big Sur, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

**Jordan Evans-Polockow, Project Planner, presented the item.**

**Public Comment: Chris Gould, agent**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines sections 15301 and 15303; and approved a Combined Development Permit consisting of a Design Approval to allow the construction of approximately 180 linear feet of two Hilfiker retaining walls; Coastal Administrative Permit for development on slopes in excess of 30%; Coastal Development Permit for development within 750 feet of known Archaeological Resources; and Coastal Development Permit for development within 100 feet of ESHA. The Zoning Administrator included some**

**non-substantive changes to the resolution.****2. PLN240156 - JACOBO-PEREZ JOSE ALBERTO AND PABLO ALICIA PEREZ**

Public hearing to consider action on the construction of a 5,000 square foot welding shop and a 1,125 square foot single family dwelling with associated site improvements.

**Project Location:** 24311 Grant St, Chualar, CA, Central Salinas Valley Area Plan

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

**Jade Mason, Project Planner, presented the item and requested that the hearing on this item be continued to a date uncertain.**

**Public Comment: None**

**The Zoning Administrator continued the hearing on this project to an uncertain date.**

**3. PLN180319 - JAISHIV PROPERTIES LLC**

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00235.

**Project Location:** 24971 Carmel Hills Drive, Carmel, CA, 93923

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

**Jade Mason, Project Planner, presented the item.**

**Public Comment: Joseph Sennish, agent; Fred Faltersack.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approved an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00235. The Zoning Administrator included some non-substantive changes to the resolution.**

**4. PLN260065 - ZACK JAMES WILLIAM & LISA STEPHANI DE VITO TRS**

Public hearing to consider action on Commercial Vacation Rental to allow the use of a single family dwelling for transient lodging for a period of 30 calendar days or fewer.

**Project Location:** 24760 Lower Trail, Carmel, CA 93923

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Imani Harrigan, Project Planner, presented the item.**

**Public Comment: Jack Zack, applicant; Josh Ohanian, property manager;**

**Fred Faltersack; Joseph Sennish; Hsin-I Hsu; Doug Clay.**

**The Zoning Administrator found that the project is Categorically 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 single family dwelling for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included some non-substantive changes to the resolution.**

**5. PLN240358 - CLAY DOUGLAS A. & HEATHER R. TRS**

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement violation 26CE00194.

**Project Location:** 2924 Congress Road, Pebble Beach, CA 93953

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

**Kyle Benalcazar, Project Planner, presented the item and errata information.**

**Public Comment: Doug Clay, applicant; Fred Faltersack; Shaun Murphy; Jim Zack; Kathleen Lee.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and approved an after-the-fact 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 to clear Code Enforcement Case 26CE00194. The Zoning Administrator noted a change to identify the project as a tier 3 category, as recommended by staff, and included some non-substantive changes to the resolution.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 10:35 am