

# County of Monterey

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



## Meeting Minutes - Draft

**Thursday, December 11, 2025**

**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**

**Corrine Ow, 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 No. 1 PLN240301, Agenda Item No. 4 PLN250076, Agenda Item No. 5**

**PLN250204 and it was distributed to all interested parties, or a hard copy was distributed at the meeting.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrative Meeting minutes.

**The Zoning Administrator accepted the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrator Meeting minutes.**

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

1. **PLN240301- KEVIN & JOAN BARLETT (CONTINUED FROM NOVEMBER 13, 2025)**

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

**Project Location:** 17834 Cachagua Road, Carmel Valley.

**Proposed CEQA Action:** Find the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

**Jacquelyn Nickerson, Project Planner, presented the item.**

**Public Comment:** None.

**The Zoning Administrator found that the project is exempt under the California Environmental Quality Act and adopted the resolution denying the use permit for the commercial vacation rental.**

**2. PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS**

Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.

**Project Location:** 1002 Wranglers Trail, Pebble Beach.

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

**Joseph Alameda, Project Planner, presented the item.**

**Public Comment: Anthony Lombardo, agent.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements. The Zoning Administrator included some non-substantive changes to the resolution and addition of standard lighting condition.**

**3. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS**

Public hearing to consider the remodel of an existing 2,585 square foot single-family dwelling and construction of 933 square foot addition, resulting in a 3,518 single-family dwelling; the remodel of a detached 476 square foot guesthouse, resulting in a 387 square foot guesthouse within an attached 190 square foot office; and associated site improvements including replacement of a bridge to access the property, development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

**Project Location:** 5 Yankee Beach Way, Carmel

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

**Kayla Nelson, Project Planner, presented the item.**

**Public Comment: Jun Sillano, architect.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative**

**Permit and Design Approval to allow construction of an addition to an existing 2,585 square foot single-family dwelling, resulting in a 3,518 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements; b) After-the-fact Coastal Administrative Permit to allow construction of an access bridge; c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and d) Coastal Development Permit to allow development within 50 feet of a coastal bluff. The Zoning Administrator included some non-substantive changes to the resolution and added the standard guesthouse deed restriction condition, and replaced Condition 3 with the standard archaeological condition for sites where the survey resulted in a negative determination.**

**4. PLN250076 - SMITH CHRISTOPHER A & BONNIE M TRS**

Public hearing to consider action on the alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

**Project Location:** 24495 Pescadero Road, Carmel

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

**McKenna Bowling, Project Planner, presented the item.**

**Public Comment: Mark Norris, agent; Jeremy Byrd, neighbor.**

**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 a Coastal Development Permit and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The Zoning Administrator included some non-substantive changes to the resolution and added a drainage and erosion control plan condition.**

**5. PLN250204 - LOEWY PETER H & SUSAN J TRS**

Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.

**Project Location:** 24744 Dolores Street, Carmel, Carmel Land Use Plan

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

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

**Public Comment: Bradley Green, agent; David Finnis.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and a Coastal Development Permit to allow the removal of ten protected trees. The Zoning Administrator included some non-substantive changes to the resolution, changes to condition 6 to require that the planner review the replanting plan and adjust the timing, and added a new condition extinguish the existing easement on the property prior to issuance of construction permits.**

**6. PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN**

Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.

**Project Location:** 24734 Dolores Street, Carmel, Carmel Land Use Plan

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

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

**Public Comment: Bradley Green, agent; David Finnis.**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a**

**Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements; and a Coastal Development Permit to allow the removal of seven protected trees. The Zoning Administrator included some non-substantive changes to the resolution and clarification to Condition 6 regarding the timing of tree replacement.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**The meeting was adjourned at 10:56 a.m.**