

County of Monterey

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



Meeting Minutes - Final

Thursday, May 28, 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
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 #2 - PLN250333, Agenda Item #4 - PLN260005, Agenda Item #5 - PLN260079, Agenda Item #6 - PLN260064, all of which was distributed to Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

- A. Acceptance of May 14, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the May 14, 2026, County of Monterey Zoning Administrator Meeting minutes

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN260025 - ANZOATEGUI ALVARO & JESSICA KAY**
Public hearing to consider demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.
Project Location: 2975 Cormorant Road, Pebble Beach, CA 93953
Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Brittney Schloss, agent

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines sections 15302 and 15303 and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of an existing 2,590 square foot one-story residence and construction of a 3,833 square foot two-story single family dwelling inclusive of an attached 650 square foot garage and associated site improvements.

2. PLN250333 - MCRAE KELLY D & MOLLY L TRS

Public hearing to consider action on 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: 26553 Aspen Pl., 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.

Jack Sorensen, Project Planner, presented the item.

Public Comment: Kelly McRae, applicant; Josh Ohanian

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 for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator noted a change was needed to the operations plan and included some non-substantive changes to the resolution.

3. PLN260003 - TRUDEAU NICHOLAS R

Public hearing to consider action on 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.

Project Location: 24713 Camino Del Monte St.

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

Jack Sorensen, Project Planner, presented the item.

Public Comment: Anthony Nicola, agent

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 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.

4. PLN260005 - LEAVY-HOGLUND PENELOPE CHRISTINE TR

Public hearing to consider action on 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: 25735 Mesa Drive, Carmel, CA

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: Bill Benton, applicant; Penelope Hoglund, applicant; Kathleen Ritter; Devens Hamlen; Natalia Lipkina. Bill Benton responded to comments by the public.

The Zoning Administrator referred this project to the Planning Commission for further review and consideration to address the compatibility of the outdoor spaces, and their related use, in a medium density residential setting.

5. PLN260079 - AIR SHOE VIEW LLC

Public hearing to consider action on 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: 3229 17 Mile Dr, Pebble Beach, CA 93953

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.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Mike Linder, 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.

6. PLN260064 - MARZANO LOUIS DAVID & HEATHER MARIE TRS

Public hearing to consider action on 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: 2505 2nd Avenue, Carmel

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

Jade Mason, Project Planner, presented the item and some errata items.

Public Comment: Heather Marzano, applicant; Jim Zack; Josh Ohanian

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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included the errata changes presented by staff, noted that the operations plan needed to be updated, and included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:53 a.m.

APPROVED:

/S/Mike Novo

Mike Novo, Zoning Administrator

ATTEST:

BY:

/S/ Armida Estrada

Armida Estrada, Zoning Administrator Clerk

APPROVED ON June 11, 2026