

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Thursday, March 12, 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 Estrada informed the Zoning Administrator that there was correspondence for the following items:**

**Agenda Item # 2 PLN250346, Agenda Item #4 PLN250335, and Agenda Item #5 PLN250303, all of which was received and distributed to the Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the February 26, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the February 26, 2026, Zoning Administrator Meeting Minutes.**

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

- 1. PLN240262 - EVERS COURTLAND F TRS**  
Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.  
**Project Location:** 148 San Benancio Road, Salinas  
**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, requesting that the hearing be continued to a date uncertain.**

**Public Comment: Courtland Evers, applicant**

**The Zoning Administrator continued the hearing on this item to a date uncertain to allow the applicant adequate time to conduct the necessary testing for the well per environmental health comments.**

**Through the Zoning Administrator staff requested that agenda item #4 be heard prior to other agenda items. The Zoning Administrator noted that the remaining items on this agenda were commercial vacation rentals and asked a series of questions relating to the ordinance**

**4. PLN250335 - IYER SANTOSH & PUSHPITA**

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:** 24620 Lower Trail, 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.

**Marlene Garcia, Project Planner, presented the item.**

**Public Comment: Iyer Santosh, applicant, Susan Jones; Fred Faltersack; Jim Zack**

**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.**

**2. PLN250346 - BEAVER JEREMY T & WHITNEY 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:** 3105 Stevenson Dr, Pebble Beach, CA 93953

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

**Kyle Benalcazar, Project Planner, presented the item.**

**Public Comment: Jeremy Beaver, applicant; Fred Faltersack; Susan Jones; Jim Zack, Margot Thomas**

**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 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 included some changes recommended by staff and non-substantive changes to the resolution.**

**3. PLN250311 - EDWARDS THOMAS & MANGLONA AMBER**

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:** 25068 Highway 1, Carmel, 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.

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

**Public Comment: Thomas Edwards, applicant; Fred Faltersack; Susan Jones**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved 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 added a condition as recommended by public works addressing safe ingress and egress from this property, including an internal sign for the exit, deleted note number 2, and made some non-substantive changes to the resolution.**

**5. PLN250303 - PINKHAM BONNIE C ET AL**

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:** 26274 Inspiration Ave, 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.

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

**Public Comment: Daniel Pinkham and Tally Pinkham, applicants; Fred Faltersack; Susan Jones; Shingy**

**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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator added the condition compliance fee standard condition, the errata that staff recommended and made non-substantive changes to the resolution.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**The meeting was adjourned at 10:36 a.m.**