

County of Monterey

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



Meeting Minutes - Draft

Thursday, June 25, 2026

9:30 AM

County of Monterey Zoning Administrator

9:30 A.M - Call to Order

Mike Novo called the meeting to order at 9:30am

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 items:

Agenda Item #4 (PLN260045) and Agenda Item #6 (PLN260078) and was distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

Acceptance of June 11, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the June 11, 2026, of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN240045 (PIETRO FAMILY INVESTMENTS LP)

Public Hearing to consider construction of a 2,707 square foot two-story single-family dwelling with an attached garage, a 1,126 square foot accessory dwelling unit, and associated site improvements within 750 feet of a known archaeological resource.

Project Locations: 26307 Isabella Avenue, Carmel.

Proposed CEQA action: Consider an Addendum together with a previously approved Mitigated Negative Declaration (State Clearinghouse No. 2018091011, HCD-Planning File PLN170611) pursuant to CEQA Guidelines Section 15164.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Hanna Miller, agent; Eric Miller, agent

 At the request of staff, agenda item #1 was trailed item to after agenda item #2.

Agenda item #1 resumed at 9:55 am

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15164; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,707 square foot two-story single-family

dwelling with attached garage, and associated site improvements; a Coastal Administrative Permit and Design Approval to allow the construction of a 1,126 square-foot Accessory Dwelling Unit and associated site improvements; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The Zoning Administrator approved the project subject to recommendations and findings from staff, adding a surveying condition for setbacks, adjusting condition number 15 to allow the easement to include landscaping areas where appropriate, and made some non-substantive changes to the resolution.

2. PLN250042 - CURRAN P WILEY TR

Public hearing to consider action the relocation of an existing 143 square foot shed and construction of a 604 square foot accessory dwelling unit with associated site improvements, including the removal of one Coast live oak tree.

Project Location: 3038 Alta Ave, Carmel, CA 93923

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

Jose Mendoza, Project Planner, presented the item.

Public Comment: Jef Workman, agent; Grant Norton.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303(a) and none of the exceptions to the exemptions listed in Section 15300.2 can be made; and approved a Combined Development Permit consisting of a Design Approval to relocate an existing 143 square foot shed; a Coastal Administrative Permit and Design Approval to allow construction of a 604 square foot accessory dwelling unit and associated site improvements; and a Coastal Development Permit for the removal of one Coast Live Oak tree. The Zoning Administrator included a standard surveying condition for setbacks, the Notice of Report standard condition, and some non-substantive changes to the resolution.

3. PLN240303 - STIVERS DAVID L & JEAN G TRS

Public hearing to consider action on the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

Project Location: 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

Taylor Price, Project Planner, presented the item.

Public Comment: Robert Hayes, architect

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 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 for the construction of a 730 square foot addition to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot 2-car garage; a Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and a Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage). The Zoning Administrator included changes to wording on condition #4, and some non-substantive changes to the resolution.

4. PLN260045 - MAMMEL MARK C & NANCY A 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: 26392 Isabella Ave, 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: Chris Gourlay, agent; Mark Mammel, applicant

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.

5. PLN250231 - CASEY RICHARD F & SHARON J CASEY 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: 53060 Pine Cyn Rd, King City, CA 93930

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.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Richard and Sharon Casey, applicants

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Use 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 noted that a complete operations plan needed to be attached to the resolution and made some non-substantive changes to the resolution.

6. PLN260078 - MANE SHAILESH PANDURANG TR 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: 1273 Lisbon Lane, 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.

Jade Mason, Project Planner, presented the item and errata information for the resolution.

Public Comment: Shailesh Mane, applicant; Kathleen Lee

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 included the errata by staff and made some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:33 am