

# **County of Monterey**

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



## **Meeting Minutes - Final**

**Thursday, May 14, 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:  
PLN260006, PLN250334, PLN260074, PLN260063, which were distributed to the  
Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of April 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the April 30, 2026, of Monterey Zoning  
Administrator Meeting minutes.**

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

- 1. PLN250182 - CAPRARA SHERI L TR ET AL**  
Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.  
**Project Location:** 23531 Belmont Circle, Salinas, CA  
**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

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

**Public Comment: Ed Rhinehart.**

**The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.**

**2. PLN250388 - TORRES MARIA ELENA ROMERO & VARGAS JUAN ROMERO ET AL**

Public hearing to consider construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500 gallon septic system.

**Project Location:** 128 Rodgers Road, Salinas, CA

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

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

**Public Comment: Juan Vargas, applicant**

**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 Design Approval to allow construction of a 3,453 square foot single family dwelling with a 1,473 square foot attached garage, and associated site improvements including a 2,500-gallon septic system.**

**3. PLN260006 - MAPLES RONDA LEE 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:** 26234 Inspiration Ave, Carmel

**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, representative; Ronda Maples, applicant; Ross Koningstein.**

**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 some non-substantive changes to the resolution.**

**4. PLN250334 - NGUYEN HOANG JOSEPH DUC & SUSAN THUYMINH LEE 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:** 25240 HWY 1, Carmel, CA 93923

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

**Jose Mendoza, Project Planner, presented the item and some errata.**

**Public Comment: Josh Ohanian, property manager**

**The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301; 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 errata changes, corrections to condition number 6 and some non-substantive changes to the resolution.**

**5. PLN260074 - FANGER LANCE VINCENT & KOTENKO EKATERINA V**

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:** 24323 San Marcos Rd, Carmel, CA 93923

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

**Jose Mendoza, Project Planner, presented the item and errata.**

**Public Comment: Lance Vincent Fanger, applicant; Joseph Sennish.**

**The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301; 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 errata changes and some non-substantive changes to the resolution.**

**6. PLN260063 - ROUSSET ANDREA CHAN & ROBI**

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:** 24673 Upper Trail, Carmel, CA 93923

**Proposed CEQA action:** Find the project Categorical 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: Andrea Rousset, applicant; Joseph Sennish.**

**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 residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata change and some non-substantive changes to the resolution.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 10:22 am

**APPROVED:**

*/S/Mike Novo*

Mike Novo, Zoning Administrator

**ATTEST:**

**BY:**

*/S/ Armida Estrada*

Armida Estrada, Zoning Administrator Clerk

**APPROVED ON May 28, 2026**