

County of Monterey

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



Meeting Minutes - Final

Thursday, January 29, 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
Bora Akkaya and Arlen Blanca, Public Works
Jesse Barreras, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

**Clerk Melissa McDougal stated there was correspondence for the following item:
Agenda item #2 PLN250070-correspondence was distributed to the Zoning
Administrator and all interested parties.**

ACCEPTANCE OF MINUTES

- A. Acceptance of the January 15, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the January 15, 2026, County of Monterey
Zoning Administrator Meeting minutes.**

9:30 A.M. - SCHEDULED ITEMS

1. PLN240024 - S T C RENEWALS AND SERVICES LTD

Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.

Project Location: 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303

**Benjamin Moulton, Project Planner, presented the item with a
recommendation to continue the hearing to February 26, 2026.**

Public Comment: None

**The Zoning Administrator continued the hearing on this item to February 26,
2026, as stated by staff.**

2. PLN250070 - HOLLAND GEORGE L & DANA R TRUST

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

Project Location: 3363 17 Mile Drive, Pebble Beach

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

Benjamin Moulton, Project Planner, presented the item.

Public Comment: Jason Diaz, Agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303, construction of new structures, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow the removal of one (1) Oak tree. The Zoning Administrator included some non-substantive changes to the resolution and added a condition for a construction management plan.

3. PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.

Project Location: 3158 Don Lane, Pebble Beach

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 and recommended a change to condition 4 related to timing of tree replacement.

Public Comment: Samuel Pitnick, 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 Combined Development Permit consisting of a) Coastal

Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; b) Waiver of a Coastal Development Permit to allow the removal of 3 Monterey Pines; and c) Coastal Development Permit to allow development on slopes in excess of 30 percent. The Zoning Administrator included some non-substantive changes to the resolution and a change to condition #4 recommended by staff.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 9:50 a.m.