

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**Thursday, January 30, 2025**

**9:30 AM**

**Monterey County 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  
Connor Cappi, and Kyler Asato, Environmental Health  
Arlen Blanca, Public Works  
Jess Barreras, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Correspondence was received for PLN240090 and PLN210091 and was distributed to all interested parties and the Zoning Administrator.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the November 14, 2024, December 12, 2024, and January 9, 2025, County of Monterey Zoning Administrator Meeting minutes.**

**The Zoning Administrator accepted the November 14, 2024, December 12, 2024, and January 9, 2025, County of Monterey Zoning Administrator meeting minutes.**

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

- 1. PLN240090 - RUSSELL ANNA TR**  
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:** 2 Paseo de Vaqueros, Salinas  
**Proposed CEQA Action:** Find the project Categoricaly Exempt pursuant to Section 15301 of the CEQA Guidelines and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

**Taylor Price, Project Planner, presented the item.**

**Public Comment: Stephen Hooper; Richard Rosenthal; Mike Weaver; Anna Russell, applicant**

**Staff: Jess Barreras, Environmental Service**

**The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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 made non-substantive changes to the resolution.**

**2. PLN240166 - NUNES SAM EDWARD AND AMY WONG TRS**

Public hearing to consider construction of a 770 square-foot addition to an existing 2,027 square foot single-family dwelling, the demolition of a carport, and associated site improvements including the removal of three protected Coast live oak trees and two protected Monterey pine trees.

**Project Location:** 4079 Sunridge Road, Pebble Beach

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, 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 qualifies for a Class 1 Categorical Exemption 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 construction of a 770 square foot addition to an existing 2,027 square foot single family dwelling, demolition of an existing carport, and associated site improvements; and a Coastal Development Permit to allow the removal of three protected Coast live oak trees and two protected Monterey pine trees. The Zoning Administrator made some adjustment to the language on condition number 6 relating to timing before issuance of permit or tree removal added the Notice of Report condition for the arborist report and the Tree Removal standard condition to not remove the trees until permits are ready to issue. In addition, the ZA made some non-substantive changes to the resolution.**

**3. PLN220185 - PETERSON BRADLEY J KERRY A TRS**

Public hearing to consider construction of a 5,510 square foot single family dwelling with an attached 1,197 square foot garage, a detached 1,213 square foot detached pool house, a detached 929 square foot gym, and the removal of two protected Oak trees

**Project Location:** 25600 Via Malpaso, Carmel.

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

**Zoe Zepp, Project Planner, presented the item.**

**Public Comment: Braden Sterling, applicant**

**The Zoning Administrator found that the project is exempt pursuant to a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a**

**Design Approval to allow the construction of a 5,510 square foot single family dwelling, a 1,197 square foot attached garage, a 1,213 square foot detached pool house, a 929 square foot detached gym, and associated site improvements; and a Tree Removal Permit to allow the removal of two protected trees. The Zoning Administrator deleted condition number 13 and made some non-substantive changes to the resolution.**

**4. PLN210091 - Santa Rosa Motel Co.**

Public hearing continued from November 14, 2024 and December 12, 2024 to consider demolition and rebuild of nine structures and site renovations to the existing Portofino Inn and removal of two protected oak trees (one landmark).

**Project Location:** 10 Country Club Way, Carmel Valley, Carmel Valley Master Plan

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to Section 15302 of the CEQA Guidelines

**Mary Israel, Project Planner, presented the request for a continued hearing on this application.**

**Public Comment: Anna Bornstein, agent; Richard Rosenthal; Mark Lewis; Ellen and Robert Korstanje.**

**The Zoning Administrator continued the hearing to a date uncertain, stating that a new notice will be sent out when the hearing date is scheduled.**

**OTHER MATTERS**

None

**ADJOURNMENT**

**The meeting was adjourned at 10:17 a.m.**

**APPROVED:**

/S/ Mike Novo  
*Mike Novo, Zoning Administrator*

**ATTEST:**

**BY:**

/S/ Armida Estrada  
*Armida Estrada, Zoning Administrator Clerk*

**APPROVED ON FEBRUARY 27, 2025**