

County of Monterey

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



Meeting Minutes - Draft

Thursday, April 30, 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, Public Works**
- Jess Barreras, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence distributed for the following items: PLN250338, PLN250384, PLN250332, PLN250213

ACCEPTANCE OF MINUTES

- A. Acceptance of April 9, 2026, County of Monterey Zoning Administrator Meeting Minutes.**

The Zoning Administrator accepted the April 9, 2026, County of Monterey 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.

Public Comment: Courtland Evers, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the 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. The Zoning Administrator included some non-substantive changes to the

resolution and adding a tree removal condition.

2. PLN240046 - NOORANI JONATHAN

Public Hearing to consider action on the construction of a 2,734 square foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees and development on slopes in excess of 25%.

Project Location: 26141 Rinconada Drive, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply.

Jordan Evans-Polockow, Project Planner, presented the item and errata information.

Public Comment: Aaron Thompson, applicant, Jonathan Noorani, owner.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 2,734 square-foot single-family dwelling and 767 square foot detached three-car garage with associated site improvements, including the removal of three Oak trees; and Use Permit for development on slopes in excess of 25%. The Zoning Administrator included the errata that staff recommended and some non-substantive changes to the resolution.

3. PLN250338 - GALLO JOHN R TR (CONTINUED FROM MARCH 26, 2026)

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26319 Scenic Road, 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.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Jennifer S. Rosenthal, attorney representing the property owner.

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 a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included the errata that staff recommended, added a condition requiring an updated

operations plan and made some non-substantive changes to the resolution.

4. PLN250380 - LEONARD ABIGAIL LOUISE TR AND HERMAN JESSICA LEIGH TR

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24964 Valley Way, Carmel, CA 93923

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.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Anthony Nicola, agent.

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 some non-substantive changes to the resolution.

5. PLN250384 - HOAG ALEC J & SANDRA J TRS

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 2631 Walker Avenue, Carmel, CA 93923

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.

Imani Harrigan, Project Planner, presented the item.

Public Comment: Alec Hoag, owner.

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 conditions recommended by staff and made some non-substantive changes to the resolution.

6. PLN250332 - GUPTA OM PRAKASH & RATINA 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: 4159 Sunset Lane, 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.

Jack Sorensen, Project Planner, presented the item and some errata

information.

Public Comment: Joseph Senich, agent; Jill Curcelli

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 revised condition number six, included the errata presented by staff and made some non-substantive changes to the resolution.

7. PLN250359 - MUZUMDAR NIHAL SHASHIKANT

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: 3504 Ocean Avenue, Carmel

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

Jack Sorensen, Project Planner, presented the item.

Public Comment: Nihal Muzumdar, owner.

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 a residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata presented by staff, addition of a condition clarifying access to the property and that it be included in the operations plan and made some non-substantive changes to the resolution.

8. PLN250213 - RAHMAN NADEEM & KAUSER SIDDIQUI TRS

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 1053 The Old Drive, Pebble Beach, CA 93953

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.

Imani Harrigan, Project Planner, presented the item and some errata information.

Public Comment: Kauser Rahman, owner; Joseph Senich, agent; Jill Curcelli

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 residence for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator included errata presented by staff, changes to condition number six, and some non-substantive changes to the resolution.

9. PLN250216 - HAMMER GREGORY B TR

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: 23900 Fairfield Place, 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.

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Craig Langkamp, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; 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 included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:16 am