

County of Monterey

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



Meeting Minutes - Final

Thursday, December 11, 2025

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

Corrine Ow, 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:

Agenda Item No. 1 PLN240301, Agenda Item No. 4 PLN250076, Agenda Item No. 5

PLN250204 and it was distributed to all interested parties, or a hard copy was distributed at the meeting.

ACCEPTANCE OF MINUTES

- A. Acceptance of the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrative Meeting minutes.

The Zoning Administrator accepted the October 30, 2025, and November 11, 2025, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN240301- KEVIN & JOAN BARLETT (CONTINUED FROM NOVEMBER 13, 2025)**

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

Proposed CEQA Action: Find the project is Statutorily Exempt from the California Environmental Quality Act per Section 15270 of the Guidelines.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: None.

The Zoning Administrator found that the project is exempt under the California Environmental Quality Act and adopted the resolution denying the use permit for the commercial vacation rental.

2. PLN250228 - YING RICHARD JAY & CHRISTINE TUTTLE TRS

Public hearing to consider demolition of an existing 3,136 square foot single family dwelling with a 600 square foot garage, and construction of a 3,131 square foot single family dwelling with a 2,877 square foot basement and an attached 453 square foot garage, and associated site improvements.

Project Location: 1002 Wranglers Trail, Pebble Beach.

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Anthony Lombardo, agent.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15302 and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of a 3,136 square foot single family dwelling and 600 square foot garage, and construction of a 6,008 square foot single family dwelling with an attached 453 square foot garage, and associated site improvements. The Zoning Administrator included some non-substantive changes to the resolution and addition of standard lighting condition.

3. PLN240159 - RICKARD OLIVER C & BROOKE T KENNAMER TRS

Public hearing to consider the remodel of an existing 2,585 square foot single-family dwelling and construction of 933 square foot addition, resulting in a 3,518 single-family dwelling; the remodel of a detached 476 square foot guesthouse, resulting in a 387 square foot guesthouse within an attached 190 square foot office; and associated site improvements including replacement of a bridge to access the property, development within 750 feet of a known archaeological resource, and development within 50 feet of a coastal bluff.

Project Location: 5 Yankee Beach Way, Carmel

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

Kayla Nelson, Project Planner, presented the item.

Public Comment: Jun Sillano, architect.

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 Combined Development Permit consisting of a Coastal Administrative

Permit and Design Approval to allow construction of an addition to an existing 2,585 square foot single-family dwelling, resulting in a 3,518 square foot single-family dwelling, a 190 square foot attached office to an existing guesthouse, a 118 square foot attached accessory storage structure, and associated site improvements; b) After-the-fact Coastal Administrative Permit to allow construction of an access bridge; c) Coastal Development Permit for the development within 750 feet of a known archaeological resource; and d) Coastal Development Permit to allow development within 50 feet of a coastal bluff. The Zoning Administrator included some non-substantive changes to the resolution and added the standard guesthouse deed restriction condition, and replaced Condition 3 with the standard archaeological condition for sites where the survey resulted in a negative determination.

4. PLN250076 - SMITH CHRISTOPHER A & BONNIE M TRS

Public hearing to consider action on the alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

Project Location: 24495 Pescadero Road, Carmel

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.

Public Comment: Mark Norris, agent; Jeremy Byrd, neighbor.

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 and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The Zoning Administrator included some non-substantive changes to the resolution and added a drainage and erosion control plan condition.

5. PLN250204 - LOEWY PETER H & SUSAN J TRS

Public hearing to consider the demolition of an existing 240 square foot shed, construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements, and removal of 10 protected trees.

Project Location: 24744 Dolores Street, Carmel, Carmel Land Use Plan

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

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

Public Comment: Bradley Green, agent; David Finnis.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 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 to allow the demolition of an existing 240 square foot shed and construction of a 2,206 square foot single family dwelling with a basement and an attached 450 square foot garage with associated site improvements; and a Coastal Development Permit to allow the removal of ten protected trees. The Zoning Administrator included some non-substantive changes to the resolution, changes to condition 6 to require that the planner review the replanting plan and adjust the timing, and added a new condition extinguish the existing easement on the property prior to issuance of construction permits.

6. PLN250205 - BUCKEYE INVESTMENTS, 401K PLAN

Public hearing to consider the demolition of an existing 386 square foot garage and construction of a 3,284 square foot two-story single-family dwelling with an attached 520 square foot garage with associated site improvements, removal of 7 trees.

Project Location: 24734 Dolores Street, Carmel, Carmel Land Use Plan

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

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

Public Comment: Bradley Green, agent; David Finnis.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 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 to allow the demolition of an existing 386 square foot garage and the construction of a 3,284 square foot single family dwelling with an attached 520 square foot garage, and associated site improvements; and a Coastal Development Permit to allow the removal of seven protected trees. The Zoning Administrator included some non-substantive changes to the resolution and clarification to Condition 6 regarding the timing of tree replacement.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:56 a.m.