County of Monterey

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

Meeting Minutes - Draft

Thursday, July 9, 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: Agenda item #1 – PLN260017, Agenda item #2 – PLN240357, and Agenda item #4 – PLN260080, which was distributed to Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of June 25, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the June 25, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN260017 - SHEN YUAN**

Public hearing to consider action on the demolition of a 4,252 square foot single family dwelling and the construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage; the construction of an 851 square foot accessory dwelling unit with an attached 264 square foot garage; associated site improvements including the removal of one (1) protected Coast live oak tree.

Project Location: 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

Taylor Price, Project Planner, presented the item.

Public Comment: Jun Sillano, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15301 and 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 for the demolition of a 4,525 square foot single family

dwelling and construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage and associated site improvements; Coastal Administrative Permit and Design Approval to allow for the construction of an 861 square foot accessory dwelling unit with an attached 264 square foot garage; and Coastal Development Permit to allow the removal of one (1) protected Coast live oak tree. The Zoning Administrator included some non-substantive changes to the resolution.

2. PLN240357 - FREEMAN SHONE & JOSIE DOMINICA TRS

Public hearing to consider action on after-the-fact Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 23CE00459.

Project Location: 1047 Laurel Lane, Pebble Beach, CA 93953

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

Jade Mason, Project Planner, presented the item.

Public Comment: Shone Freeman, applicant; Dave Caneer; Jack Knutson; Lynn Anderson; Kathleen Lee; Robines Singh.

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 an after-the-fact 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 clear Code Enforcement Case 23CE00459. The Zoning Administrator added a condition that the operations plan (or by other means) state rules on fire pit regulations and included some non-substantive changes to the resolution.

3. PLN250329 - ALEXANDER JAMES M & CAROL A TRS

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: 25691 N. Mesa Drive, Carmel

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.

Marlene Garcia, Project Planner, presented the item.

Public Comment: James Alexander, applicant; Dave Caneer.

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 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.

4. PLN260080 - SEABURST LLC

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: 26200 Scenic Road, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Chris Gourlay, agent; Katie McAlister, property manager

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.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:39 am.