County of Monterey

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

Meeting Minutes - Draft

Thursday, July 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 9:32 am

ROLL CALL

Mike Novo, Zoning Administrator
Kyler Asato, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

Constituent had a comment regarding Accela system and documentation not being able to upload and she believes Accela is compromised. She also thinks that allowing Airbnb is creating illegal Airbnb's.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: Agenda item #1 PLN260088, agenda # 5 – PLN250317 and an errata memo from staff on agenda item #4 – PLN250317. These were distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of July 09, 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. PLN260088 - BAUER EMILY YANG TR

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 1062 Spyglass Woods Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Categorically Exempt per Section 15304 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Kehoe Cooper, agent; Sarah Tubi, agent; Mr. Coop; Dan Wurtz; Ross Shapiro; Sarah Tubi responded to public comments; Peter Brown, Pebble Beach Co.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines, and none of the exceptions from Section 15300.2 apply to the project; and approved a Coastal Development Permit to

allow assemblages of up to 150 people for an annual event during the "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included staff recommended changes, non-substantive changes to the resolution, more clarity on Condition 5 text, deleting the reference to "public comment" in Condition 6, and a revised condition to only allow this to be a one-year permit, noting that any application should return with less intensity if they propose to use the property in future years due to potential impacts on the neighborhood.

2. PLN240173 - SCHERER RICHARD J & MELANIE D TRS

Public hearing to consider assemblages of people at a residential property, consisting of up to 125 people for an annual event during "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 22 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item and some errata.

Public Comment: Fransiska Weckesser, applicant

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit to allow assemblages of up to 125 people for an annual event during "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes and errata requested by staff, included some non-substantive changes to the resolution, required more clarity on Condition 5 text, added a new condition to amend the operations plan to be consistent with the permit approval, noted that the evacuation plan needs to be coordinated with first responders prior to this year's event, and deleted the reference to "public comment" in Condition 4.

3. PLN240172 - ALLEN TIMOTHY K AND LYNN M

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 28 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item and some errata.

Public Comment: Ashley Zorn; Trish Cosant; Peter Brown.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15304, and none of the exceptions pursuant to Section 15300.2 apply to the project; and approved a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes requested by staff, some non-substantive changes to the resolution, required more clarity on Condition 5 text, noted that the evacuation plan needs to be coordinated with first responders prior to this year's event, and deleted the reference to "public comment" in Condition 4.

4. PLN240216 - CHAGARIS GREGORY P & STRATIGOS ANTHEA C TRS

Public hearing to consider assemblages of people at a residential property, consisting of up to 150 people for an annual event during "Monterey Car Week", not to exceed 10 consecutive days, and not involving the construction of permanent facilities.

Project Location: 32 Poppy Lane, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15304, and that there are no exceptions pursuant to Section 15300.2.

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

Public Comment: Donya Diamond, agent

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15304, and there are no exceptions pursuant to Section 15300.2; and approved a Coastal Development Permit to allow assemblages of up to 150 people for an annual event during "Monterey Car Week" not to exceed 10 consecutive days and not involving the construction of permanent facilities. The Zoning Administrator included changes requested by staff, some non-substantive changes to the resolution, required more clarity on Condition 6 text, noted that the evacuation plan needs to be coordinated with first responders prior to this year's event, required a new Emergency Plan be prepared, and deleted the reference to "public comment" in Condition 4.

5. PLN250317 - AULAKH AMARDEEP S & KAUR JASPREET

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: 4041 Los Altos Dr, 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.

Jacquelyn Nickerson, Project Planner, presented the item and recommended a

change to condition 6 (to 60 days).

Public Comment: Paul Minnick, agent; Kathleen Lee, Pebble Beach Co.

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 change to condition #6 recommended by staff and included some non-substantive changes to the resolution.

6. PLN260053 - BROMLEY PAUL A & JUNE TRS

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

Project Location: 2691 15th Avenue, 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.

Jacquelyn Nickerson, Project Planner, presented the item.

Public Comment: Paul Bromley, applicant

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 corrections recommended by staff.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 11:37 am