County of Monterey

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

Meeting Minutes - Draft

Thursday, August 13, 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
Corrine Ow, Environmental Health
Arlen Blanca, and Bora Akkaya, Public Works
Environmental Services: N/A

PUBLIC COMMENT

Anne Rogers expressed concerns regarding applied/approved vacation rentals in Pebble Beach, neighborhood impacts, deed restrictions, and private road access. Requested consideration of suspending vacation rental hearings until outstanding issues are resolved. Susan Bird supported and agreed with Ms. Rogers comments. Carolyn Greebing expressed concerns regarding unpermitted short-term rentals, neighborhood impacts, private road access, and enforcement. She requested stricter regulations and that rentals do not operate until all required permits and approvals are complete. Steve Greebing expressed concerns regarding Code Enforcement staffing and regarding a concern that was submitted and possibly not followed up on. He requested that required documentation, including road use permissions, deed restrictions, and CC&R's, be submitted before vacation rental applications are processed. Sharon Slaga has concerns regarding repeated violations, noise, fire pit use, enforcement, and the impacts of a neighborhood vacation rental; she requested the county consider residents' concerns. Kirk Thornburn raised concerns regarding numerous unpermitted short-term rentals, inadequate enforcement, and neighborhood impact of approving additional rentals. Scott Chaplin opposed short-term rentals in residential zones due to commercial use, housing, traffic, and safety impacts. Antone Pagan concerns regarding late night noise, neighborhood impacts from short-term rentals; requested limits on the number of rentals. Mina agrees with previous speaker and expresses concerns regarding late night noise and disturbances from neighboring vacation rentals.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: PLN250326, PLN250315, PLN250316, PLN250319, and PLN260135, which was received and forwarded to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of July 30, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the July 30, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. **PLN250326 - STUART WELLS C 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: 1441 Riata Road, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Imani Harrigan, Project Planner, presented the item.

Public Comment: Stuart and Liz Wells, applicant; Steve Greebing; Anne Rogers, Carolyn Greebing; Stuart Wells responded to public comment.

Jacquelyn Nickerson, Principal Planner, recommended changes to conditions 2, 5 and 6 to address timing for each.

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 approved the project, subject to staff's recommended changes to the conditions, clarifying the language in Finding 1, Evidence n, and non-substantive revisions, and including changes to the Operations Plan to limit overnight occupancy to 10 people.

2. **PLN250315 - SCHONEFELD ROBERT S TR & SAPUPPO MICHAEL P 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: 3245 Cabrillo Rd, Pebble Beach, CA 93953, Del Monte Forest Land Use Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Jack Sorensen, Project Planner, presented the item. Jacquelyn Nickerson, Principal Planner, recommended changes to conditions 2, 5 and 6.

Public Comment: Josh Ohanian, agent; Carolyn Greebing; Sharon Slaga; Shaun Murphy; Steve Greebing. Josh Ohanian responded to public comment.

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 approved the project, subject to staff's recommended changes to the conditions and non-substantive revisions to the resolution.

3. PLN250339 - AHLUWALIA HARDEEP S & JENNIFER L RAGAZZO TRS

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: 26301 Carmelo St, 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.

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

Public Comment: Jennifer Ragazzo, applicant.

Jacquelyn Nickerson, Principal Planner, recommended changes to conditions 2 and 5 to address timing for each.

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 approved the project, subject to staff's recommended changes to the conditions and non-substantive revisions to the resolution.

4. PLN250316 - JACOBSON MICHAEL

Public hearing to consider action on an 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 a Code Enforcement Case (26CE00116).

Project Location: 1322 Chamisal Way, 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.

Imani Harrigan, Project Planner, presented the item. Jacquelyn Nickerson, Principal Planner, recommended changes to conditions 2, 5 and 6.

Public Comment: Michael Jacobson, applicant; Christine Thoburn; Carolyn Greebing; Shaun Murphy; Steven Greebing; Michael Jacobson responded to public comment.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA 1) Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and approving an After-the-fact 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 to clear a Code Enforcement Case (26CE00116). The Zoning Administrator approved the project with revisions to conditions 2, 5, and 6, and amendments to the Operations Plan, and non-substantive revisions to the findings and evidence.

5. PLN250319 - RAMAN RENUKANTHAN N & VIDHYA KRISHNAMURTHI TRS

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: 4168 Sunset 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.

Jacquelyn Nickerson, Project Planner, presented the item and recommended changes to conditions 2, 5 and 6.

Public Comment: Josh Ohanian, agent; Tiffany Edwards, agent, clarified that they would have about 25-30 rentals per year, and they are not proposing a limit of five occupants.

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 approved the project with revisions to conditions 2, 5, and 6, an updated Operation Plan, and some non-substantive revisions to the resolution.

6. PLN260135 - CHANG CHUN-PO & HSU HSIN-I 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: 24790 Lower Tail, 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. Arlen Blanca, County Public Works, stated that one side of Lower Trail is a no parking zone.

Public Comment: Hsu Hsin-I.

The Zoning Administrator continued the hearing on this item to August 27th at 9:30 am to allow additional review of parking and potential neighborhood impacts. A Special Meeting site visit was scheduled for August 20th at 9:30 am with planning and public works staff. The meeting is open to the public, but no public testimony will be taken at that time.

OTHER MATTERS

N/A

ADJOURNMENT

The meeting was adjourned at 11:36 am