County of Monterey

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

Meeting Minutes - Final

Thursday, September 10, 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, Public Works
Jess Barreras, Environmental Services

PUBLIC COMMENT

N/A

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Ruano stated there was correspondence for the following items: PLN260067, PLN260109, PLN260133, and PLN260142 received and forwarded to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

A. Acceptance of August 27, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the August 27, 2026, County of Monterey Zoning Administrator Meeting minutes.

Jacquelyn Nickerson, Principal Planner, requested to move agenda item #4 to be presented first as the item is recommended to be considered for continuance.

9:30 A.M. - SCHEDULED ITEMS

4. PLN260109 - BALASUBRAMANIAN VIJAY P TR ET AL
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: 24784 Handley Drive, Carmel, CA 93923 Carmel Area 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.

Jade Mason, Project Planner, presented the item and requested that the hearing be continued to October 15.

Public Comment: None

The Zoning Administrator accepted the recommendation by staff to continue the hearing to the first October hearing date. This item will be re-noticed.

The Zoning Administrator returned to Item 1.

1. PLN260058 - ELKHORN SLOUGH FOUNDATION (BROTHER'S RANCH HYDROLOGICAL RESTORATION PROJECT)

Public hearing to consider the construction of two (2) water basins as a natural water treatment system to restore the previous hydrologic patterns of the Carneros Creek, major vegetation removal associated with habitat restoration, the and 13,450 yards of cut and fill to restore 1.4 acres of floodplain, degraded riparian and wetland habitat for natural hydrological processes and aquifer recharge with two recharge basins and improvements to a degraded drainage channel, development with 100 feet of ESHA, and development within 750 feet of known archaeological resources.

Project Location: 360 Hall Road, Royal Oaks, CA 95076

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to Section 15300.2.

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

Public Comment: Dan Hermstad, applicant; Margie Kay; Matthew Johnson

The Zoning Administrator found that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines Section 15333; and Approved a Combined Development Permit consisting of a Coastal Administrative Permit for construction of two (2) water basins as a natural water treatment system to restore the previous hydrologic patterns of the Carneros Creek; Coastal Development Permit for major vegetation removal associated with habitat restoration and 13,450 cubic yards of cut and fill to restore 1.4 acres of floodplain, degraded riparian and wetland habitat; Coastal Development Permit for development with 100 feet of ESHA; and Coastal Administrative Permit for development within 750 feet of known Archaeological Resources. The Zoning Administrator included some non-substantive changes to the resolution and changes to condition number 9.

2. PLN260089 - CARMEL GRAND AVENUE PARTNERS 54 LLC

Public hearing to consider a Pattern Book providing three models with three variations and accessory dwelling unit options (and additional minor design variations for three exceptionally-shaped lots); exterior colors and materials to consist of cream and khaki stucco with tan stone veneer or dark gray, brown or black metal or wood siding accents, brown or black appurtenances, and charcoal composite roofing; and plant palette, for the 93 market rate lots within the Rancho Cañada Village Subdivision.

Project Location: No address assigned; between Carmel Valley Road and the Carmel River, east of Val Verde and approximately 0.6 miles east of Highway 1, Carmel Valley

Proposed CEQA action: Consider the previously certified Second Final Environmental Impact Report (SFEIR) for the Rancho Cañada Village Project subdivision (SCH#: 2006081150) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

Mary Israel, Project Planner, presented the item. Jess Barreras, Environmental Services, discussed drainage for the project.

Public Comment: Cody Philips, agent; Allan Williams, agent; Chad Lande, applicant; Michael Waxer, agent.

The Zoning Administrator found the project qualifies under CEQA Guidelines section 15162, and find that the project, as designed and conditioned, demonstrates compliance with Mitigation Measures AES-1, NOI-1 and PSU-1; and approved the Rancho Cañada Village Pattern Book through Design Approval for 93 lots of market rate housing in providing three models with three variations and accessory dwelling unit options (and additional minor design variations for three exceptionally-shaped l lots); exterior colors and materials to consist of cream and khaki stucco with tan stone veneer or dark gray, brown or black metal or wood siding accents, brown or black appurtenances, and charcoal composite roofing; Pattern Book includes a plant palette for these private lots and the common areas and a Tree Planting Plan for 291 evergreen and 82 deciduous trees to be planted by the developer and maintained by the Homeowners Association. The Zoning Administrator included a change to condition # 6 wording and some non-substantive changes to the resolution.

3. PLN260067 - HU JULIA 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: 26192 Mesa Drive, Carmel, Carmel Area 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.

Public Comment: Andrew Ging, applicant; Danyune Geerson; Ben Cline; Eileen Herlihy; Chelsea Batson. Andrew Ging responded to public comments.

The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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.

5. PLN260133 - PINTZ SANDRO HERMANN & KEYKO TRS

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 (26CE00219).

Project Location: 3339 Taylor Road, Carmel, CA 93923, Carmel Area 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.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Sandro Pintz, applicant; Chelsea Batson; Daven Batson; Eileen Herlihy

The Zoning Administrator found that the project is exempt under CEQA and denied this permit. The resolution will be changed to reflect that Finding 3 cannot be made in this circumstance as the project would adversely affect the health, safety, morals, comforts, and general welfare of residents residing in the neighborhood.

6. PLN260142 - MONTEZ MELISSA 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: 24785 Valley Way, Carmel, CA 93923, Carmel Area 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: Melissa Montez, applicant

The Zoning Administrator found that the project qualifies for a Class 1 Categorical Exemption 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 changes recommended by staff and some non-substantive changes to the resolution.

OTHER MATTERS

N/A

ADJOURNMENT

The meeting was adjourned at 11:26 am

APPROVED:

/S/Mike Novo
Mike Novo, Zoning Administrator

ATTEST:
BY:

/S/ Armida Estrada
Armida Estrada, Zoning Administrator Clerk

APPROVED ON September 24, 2026