

County of Monterey

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



Meeting Minutes - Draft

Thursday, February 12, 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 a.m.

ROLL CALL

Mike Novo, Zoning Administrator

Kyler Asato, Environmental Health

Bora Akkaya and Arlen Blanca, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator that there was correspondence for the following items:

Agenda Item #1 PLN250211, Agenda Item #2 PLN250170, and Agenda Item #3 PLN240379, which was distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

Acceptance of the January 29, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the January 29, 2026, County of Monterey Zoning Administrator Meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN250211 - MASON JOHN E & CHERYL L 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: 789 Salinas Monterey Hwy, Salinas, 93908

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.

Applicant Representative: John Mason, applicant

Public Comment: None

The Zoning Administrator asked staff and the applicant about access to the site, with concerns for safety from visitors not knowing the area. He asked whether there was a left turn lane and the answer was no. After discussion the Zoning Administrator found that the project is Categorically Exempt pursuant

to CEQA Guidelines Section 15301; and approved 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.

2. PLN250170 - DIVAKARUNI RENUKA S TR

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: 1063 Mission Road, Pebble Beach, 93953

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.

Jade Mason, Project Planner, presented the item.

Public Comment: Nicolas Divakaruni, applicant; Zoe, neighbor, Anonymous, neighbor, and Ruth Klein, neighbor.

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 Use 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.

3. PLN240379 - LESSER MICHAEL B & MC GARR BONNIE J TRS

Public hearing to consider a change of use of an Accessory Dwelling Unit, previously known as a caretaker's unit, to a second single-family dwelling unit, and to allow the use of the residential property for a Commercial Vacation Rental for transient lodging for a period of 30 calendar days or fewer.

Project Location: 32829 East Carmel Valley Rd, Carmel Valley, CA 93924

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.

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

Public Comment: Bonnie McGarr and Mike Blesser, applicants.

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 Combined Development Permit consisting of an Administrative Permit to allow a second single family dwelling by changing the use of an existing Accessory Dwelling Unit, previously known as a caretaker's unit and a 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. The Zoning Administrator included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:46 a.m.