

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Thursday, January 29, 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**

**Jesse Barreras, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Melissa McDougal stated there was correspondence for the following item:**

**Agenda item #2 PLN250070-correspondence was distributed to the Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

- A.** Acceptance of the January 15, 2026, County of Monterey Zoning Administrator Meeting Minutes.

**The Zoning Administrator accepted the January 15, 2026, County of Monterey Zoning Administrator Meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

**1. PLN240024 - S T C RENEWALS AND SERVICES LTD**

Public hearing to consider the after-the-fact installation of a 5,000 gallon water tank for the purposes of providing emergency service to fire protection district within 100-feet of an environmentally sensitive habitat area.

**Project Location:** 37013 Palo Colorado Canyon Road, Carmel, Big Sur Coast Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303

**Benjamin Moulton, Project Planner, presented the item with a recommendation to continue the hearing to February 26, 2026.**

**Public Comment: None**

**The Zoning Administrator continued the hearing on this item to February 26, 2026, as stated by staff.**

**2. PLN250070 - HOLLAND GEORGE L & DANA R TRUST**

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

**Project Location:** 3363 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Sections 15303, and there are no exceptions pursuant to Section 15300.2.

**Benjamin Moulton, Project Planner, presented the item.**

**Public Comment: Jason Diaz, Agent**

**The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15303, construction of new structures, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow the removal of one (1) Oak tree. The Zoning Administrator included some non-substantive changes to the resolution and added a condition for a construction management plan.**

**3. PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE**

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.

**Project Location:** 3158 Don Lane, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

**McKenna Bowling, Project Planner, presented the item and recommended a change to condition 4 related to timing of tree replacement.**

**Public Comment: Samuel Pitnick, Agent**

**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 Combined Development Permit consisting of a) Coastal**

**Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; b) Waiver of a Coastal Development Permit to allow the removal of 3 Monterey Pines; and c) Coastal Development Permit to allow development on slopes in excess of 30 percent. The Zoning Administrator included some non-substantive changes to the resolution and a change to condition #4 recommended by staff.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 9:50 a.m.