

County of Monterey

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



Meeting Minutes - Draft

Thursday, April 9, 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

Bora Akkaya, Public Works

Jess Barreras, Environmental Services arrived at 10:03 a.m.

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk McDougal informed the Zoning Administrator that there was correspondence for the following items: Agenda Item No. 2 - PLN250194 – Lui Jiarui & Fang Fang, Agenda Item No 3. - PLN250272 – California-American Water Co., Agenda Item No. 4 PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS, Agenda Item No. 5 - PLN250318 – Plottel Zachary M & Nicole R Trs., and Agenda Item No. 6 - PLN250318 – Sparano William Anthony & Marazza Romina Lis Trs.

ACCEPTANCE OF MINUTES

- A.** Acceptance of March 26, 2026, County of Monterey Zoning Administrator Meeting Minutes.

Public Comment: None

The Zoning Administrator accepted the March 26, 2026, Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN110257-AMD1 - BERLIN ANDREW T TR

Continued from March 26, 2026 - Public hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.

Proposed CEQA action: Find the project Categorical Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Fionna Jensen, Project Planner, presented the item.

Public Comment: Trey Kropp

The Zoning Administrator found that the project is Statutorily Exempt pursuant to CEQA section 21080(b)(5) and denied a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and a dark bronze entrance gate.

2. PLN250194 - LIU JIARUI & FANG FANG

Continued from March 26, 2026 - Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.

Project Location: 2897 17 Mile Drive, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Chris Spaulding, applicant; Fang Fang, owner; Tom McGibben, Steve Steinhart, Lisa Lapin.

Jess Barreras, Environmental Services, arrived at 10:03 a.m.

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of a Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and a Use Permit to allow the removal of four protected trees. The Zoning

Administrator included some non-substantive changes to the resolution.

3. PLN250272 - CALIFORNIA-AMERICAN WATER CO

Public hearing to consider the construction of two backwash waste tanks with a capacity of 195,000 gallons each that would exceed the allowable height (15 feet) by 11.15 feet and be within the Carmel Valley floodplain.

Project Location: 9210 Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines

section 15303, and there are no exceptions pursuant to Section 15300.2.

Jade Mason, Project Planner, presented the item. Jess Barreras, Environmental Services, also talked about the need for a hydrologic and hydraulic analysis.

Public Comment: Conner O'Toole, Samantha Terrell, and Scott Ottmar as applicants; Mike Hirst.

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approved a Combined Development Permit consisting of a Design Approval for the Construction of two backwash waste tanks with a capacity of 195,000 gallons each; a Use Permit to exceed the allowable height of 15 feet by 11.5 feet (26.5 feet in height); and 3) Use Permit to allow development in the Carmel Valley floodplain. The Zoning Administrator included staff recommendations, added a condition for a Hydrologic and Hydraulic report, and made some non-substantive changes to the resolution.

4. PLN230348 - BRIGGS MARIZE H TR

Public hearing to consider action on an after-the-fact Commercial Vacation Rental to allow the use of one single family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

Project Location: 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Michele Briggs, applicant.

The Zoning Administrator found that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and approved an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single-family dwelling residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026. The Zoning Administrator included some non-substantive changes to the resolution.

5. PLN250337 - PLOTTEL ZACHARY M & NICOLE R TRS

Public hearing to consider action on 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.

Project Location: 26415 Oliver Rd, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Kyle Benalcazar, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 11th approved commercial vacation rental in the Carmel area.

Public Comment: Peter Brazil, representative; Zachary Plottel, owner.

The Zoning Administrator found that the project is Categorical 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 some non-substantive changes to the resolution and the change recommended by staff.

6. PLN250318 - SPARANO WILLIAM ANTHONY & MARAZZA ROMINA LIS TRS

Public hearing to consider action on 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 Code Enforcement case 26CE00050.

Project Location: 26136 Atherton Drive, Carmel, CA 93923

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Imani Harrigan, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 12th approved commercial vacation rental in the Carmel area.

Public Comment: Romina Marazza Sparano, owner.

The Zoning Administrator trailed the hearing on this item to research permit history on the garage conversion.

7. PLN250302 - HIRST MICHAEL & CATHERINE A 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: 24730 Santa Rita Street, Carmel

Proposed CEQA Action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and none of the exceptions to the exemptions listed in Section 15300.2 can be made.

Jack Sorensen, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 13th approved commercial vacation rental in the Carmel area.

Public Comment: Mike Hirst, applicant.

The Zoning Administrator found that the project is Categorical 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 errata to the number of rentals and some non-substantive changes to the resolution.

8. PLN250328 - BAUMANN PETER S & BAUMANN JULIE M 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: 26393 Rio Avenue, Carmel

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.

Jack Sorensen, Project Planner, presented the item and stated that the evidence should be adjusted that this would be the 14th approved commercial vacation rental in the Carmel area.

Public Comment: Peter Baumann, owner.

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 added response times to the resolution for emergency needs and made some non-substantive changes to the resolution.

The Zoning Administrator reopened the hearing on Agenda Item No.6.

6. PLN250318 - SPARANO WILLIAM ANTHONY & MARAZZA ROMINA LIS TRS

Public hearing to consider action on 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 Code Enforcement case 26CE00050.

Project Location: 26136 Atherton Drive, Carmel, CA 93923

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.

Jackie Nickerson, Principal Planner, provided additional information related to the number of permitted bedrooms within the residence.

Public Comment: Romina Marazza Sparano, owner.

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 an after-the-fact 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 to clear Code Enforcement case 26CE00050. The Zoning Administrator added a condition describing how to allow the commercial vacation rental to operate while under construction, included changes recommended by staff to the number of rentals in the area,

and included some non-substantive changes to the resolution.

9. PLN230342 - SCHMIDT RICHARD A & ANGELLA TRS

Public hearing to consider the construction of a 411 square foot addition to an existing two-story single-family dwelling with an attached garage and a variance to reduce the required side (south) setback from 20 feet to 11 feet 9 inches.

Project Location: 96 Oak Way, Carmel, CA 93923

Proposed CEQA action: Find the project Categorical 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: Mike Linder, applicant.

The Zoning Administrator found that the project is Categorical 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 for the construction of a 411 square foot addition to an existing 2,295 square foot two-story single-family dwelling with an attached garage; and Variance to allow the reduction of the required side (south) setback from 20 feet to 11 feet 9 inches; The Zoning Administrator allowed the resolution period to be 4 years instead of 3, and made some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned by the Zoning Administrator at 11:39 a.m.