



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-056

October 30, 2025

Introduced: 10/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240301- KEVIN & JOAN BARTLETT (CONTINUED FROM OCTOBER 9, 2025)

Public hearing to consider the establishment of a Commercial Vacation Rental at a residential property (transient lodging for a period of 30 calendar days or fewer).

Project Location: 17834 Cachagua Road, Carmel Valley.

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.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator continue the hearing on the Use Permit for a Commercial Vacation Rental to November 13, 2025.

PROJECT INFORMATION

Agent: Joan Barlett

Property Owner: Kevin & Joan Barlett

APN: 417-102-007-000

Parcel Size: 11.58 acres

Zoning: Resource Conservation, 20 acres per unit, or "RC/20"

Plan Area: Cachagua Area Plan

Flagged and Staked: Not Applicable

Project Planner: Jacquelyn M. Nickerson, Principal Planner
nickersonj@countyofmonterey.gov; 831-784-5650

SUMMARY:

Staff is recommending continuance of the project at the request of the applicant. The applicant is proposing to include a new access driveway to the subject property and would like to request additional time to prepare the site plan to illustrate the proposal. Staff concurs with the request of the continuance to November 13, 2025.

Prepared by: Jacquelyn M. Nickerson, Principal Planner

Reviewed/Approved by: Fionna Jensen, Principal Planner

cc: Front Counter Copy; Environmental Health Bureau; Jacquelyn M. Nickerson, Principal Planner, Fionna Jensen, Principal Planner; Kevin & Joan Barlett, Property Owners; Interested Party List: The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240301.