

# **County of Monterey**

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



## **Meeting Minutes - Draft**

**Thursday, January 15, 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  
Arlen Blanca, and Bora Akkaya, Public Works  
Environmental Services: N/A**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Clerk Armida Ruano stated there was correspondence for the following item: Agenda Item #1 PLN220025 - SENA LOUIS T & KRISTIN TRS was received and distributed to the Zoning Administrator and all interested parties.**

**ACCEPTANCE OF MINUTES**

- A. Acceptance of the December 11, 2025, County of Monterey Zoning Administrator Meeting Minutes.**

**The Zoning Administrator accepted the December 11, 2025, County of Monterey Zoning Administrator Meeting minutes.**

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

- 1. PLN220025 - SENA LOUIS T & KRISTIN 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:** 3000 Red Wolf Drive, 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.

**Jacquelyn Nickerson, Project Planner, presented the item, including some suggested changes to the resolution.**

**Public Comment: Louis Sena, 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 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, clarification that the WSC zoning district is not considered a residential district, and included the revisions suggested by staff.**

**2. CONSIDER AND ADOPT THE 2026 ZONING ADMINISTRATOR MEETING SCHEDULE.**

**The Zoning Administrator adopted the alternative schedule presented in the packet.**

**OTHER MATTERS**

**None**

**ADJOURNMENT**

**The meeting was adjourned at 9:41 a.m.**