

County of Monterey

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



Meeting Minutes - Draft

Thursday, March 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

Arlen Blanca and Bora Akkaya, 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 # 2 PLN250346, Agenda Item #4 PLN250335, and Agenda Item #5 PLN250303, all of which was received and distributed to the Zoning Administrator and all interested parties.

ACCEPTANCE OF MINUTES

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

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

9:30 A.M. - SCHEDULED ITEMS

1. PLN240262 - EVERS COURTLAND F TRS

Administrative hearing to consider construction of a two-story 1,991 square foot single-family dwelling with 1,371 square foot unfinished basement, 720 square foot attached garage, and associated site improvements including 509 square feet of covered porches and decks, (2) five-thousand gallon water tanks, and a 1,670 square foot driveway.

Project Location: 148 San Benancio Road, Salinas

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

McKenna Bowling, Project Planner, presented the item, requesting that the hearing be continued to a date uncertain.

Public Comment: Courtland Evers, applicant

The Zoning Administrator continued the hearing on this item to a date uncertain to allow the applicant adequate time to conduct the necessary testing for the well per environmental health comments.

Through the Zoning Administrator staff requested that agenda item #4 be heard prior to other agenda items. The Zoning Administrator noted that the remaining items on this agenda were commercial vacation rentals and asked a series of questions relating to the ordinance

4. PLN250335 - IYER SANTOSH & PUSHPITA

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: 24620 Lower Trail, 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.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Iyer Santosh, applicant, Susan Jones; Fred Faltersack; Jim Zack

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.

2. PLN250346 - BEAVER JEREMY T & WHITNEY 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: 3105 Stevenson Dr, Pebble Beach, CA 93953

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

Kyle Benalcazar, Project Planner, presented the item.

Public Comment: Jeremy Beaver, applicant; Fred Faltersack; Susan Jones; Jim Zack, Margot Thomas

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 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 changes recommended by staff and non-substantive changes to the resolution.

3. PLN250311 - EDWARDS THOMAS & MANGLONA AMBER

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: 25068 Highway 1, Carmel, 93923

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.

Public Comment: Thomas Edwards, applicant; Fred Faltersack; Susan Jones

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 added a condition as recommended by public works addressing safe ingress and egress from this property, including an internal sign for the exit, deleted note number 2, and made some non-substantive changes to the resolution.

5. PLN250303 - PINKHAM BONNIE C ET AL

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: 26274 Inspiration Ave, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Daniel Pinkham and Tally Pinkham, applicants; Fred Faltersack; Susan Jones; Shingy

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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator added the condition compliance fee standard condition, the errata that staff recommended and made non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:36 a.m.