

County of Monterey

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



Meeting Minutes - Draft

Thursday, February 26, 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 Melissa McDougal informed the Zoning Administrator that there was correspondence for the following items:

Agenda Item #2 PLN250023, Agenda Item #6 PLN250321, and Agenda Item #7 PLN250366, all of which was received and distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the February 12, 2026, County of Monterey Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the February 12, 2026, 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: as adjacent to 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 15301, and there are no exceptions pursuant to Section 15300.2

Jordan Evans-Polockow, Project Planner, presented the item.

Public Comment: Brittany Schloss

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301, the permitting of existing facilities, 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 the after-the-fact installation of a 5,000-gallon water tank for the purpose of providing emergency service to fire protection district; and Coastal Development Permit

to allow development within 100 feet of an environmentally sensitive habitat area. The Zoning Administrator included some non-substantive changes to the resolution.

2. PLN250023 - RONDA RD INVESTMENTS LLC

Public hearing to consider action on a 1,374 square foot addition to an existing 9,930 square foot single family dwelling with an attached garage and associated site improvements; and Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet.

Project Location: 3950 Ronda Rd, Pebble Beach, CA 93953

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: Tony Lombardo

The Zoning Administrator found that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements; and Coastal Development Permit to allow the reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The Zoning Administrator included some non-substantive changes to the resolution.

3. PLN250233 - CRONIN MARY & MATTHEW TRS

Public hearing to consider an 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 25CE00699.

Project Location: 17420 Cachagua Road, Carmel Valley, CA 93924

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.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Mary Cronin

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 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 and abate Code Enforcement Violation No. 25CE00699. The Zoning Administrator included some

non-substantive changes to the resolution.

4. PLN240095 - RUSSELL CAROL TR

Public hearing to consider action on an 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 21CE00504.

Project Location: 503 Corral de Tierra Rd, Salinas, CA 93908

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, 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: Anna Russell

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 Use Permit for Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504. The Zoning Administrator noted that there were inconsistencies between the staff report and the Operations Plan and required a new condition that a final Operations Plan reflect seven overnight guests being allowed, consistently describing the number of bedrooms, and the location of emergency services.

5. PLN240091 - CEGLAR JUSTIN & SARAH TRS

Public hearing to consider action on an 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 21CE00505.

Project Location: 505 Corral de Tierra Rd, Salinas, CA 93908

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, 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: Anna Russell

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 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 to clear Code Enforcement Case 21CE00505. The Zoning Administrator included some non-substantive changes

to the resolution.

6. PLN250321 - CHOUINARD JOSEPH L & LEON CARMEN E TRS

Public hearing to consider action on an 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 22CE00333.

Project Location: 24576 Portola Road, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Joseph Chouinard, Mary Jane, Susan Jones, Joseph Sennish.

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 to clear Code Enforcement Case 22CE00333. The Zoning Administrator included some non-substantive changes to the resolution.

7. PLN250366 - PUCZYNSKI SHARON TR & COHN CRAIG TR

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: 24571 Portola Road, 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.

Jade Mason, Project Planner, presented the item.

Public Comment: Sharon Puczynski, Susan Jones

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 included some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:42 a.m