

County of Monterey

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



Meeting Minutes - Draft

Thursday, March 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 am

ROLL CALL

Mike Novo, Zoning Administrator

Connor Cappi, Environmental Health

Arlen Blanca & Bora Akkaya, Public Works

Jess Barreras, Environmental Services

PUBLIC COMMENT

Brian Clark states he's had the opportunity since 2008 to attend innumerable Planning Commission and Board of Supervisors meetings. His intent was to watch projects that were proposed to be developed for residential areas. He states he had a project on Val Verde Rd. with three applications turned down, spending \$18 million. There is now state regulation to expedite the process. His point is asking the County of Monterey to find a way to expedite housing development.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Armida Estrada informed the Zoning Administrator that there was correspondence for the following items:

Agenda item #1 - PLN110257, Agenda item #2 - PLN250194, Agenda item #4 - PLN250350, Agenda item #5 - PLN250338, Agenda item #6 - PLN250352, Agenda item #7 - PLN260002, Agenda item #8 - PLN250378, & a staff memorandum for Agenda item #3 - PLN250310.

ACCEPTANCE OF MINUTES

A.

Acceptance of March 12, 2026, County of Monterey Zoning Administrator Meeting Minutes

The Zoning Administrator accepted the March 12, 2026, Zoning Administrator Meeting Minutes.

9:30 A.M. - SCHEDULED ITEMS

1. PLN110257-AMD1 - BERLIN ANDREW T TR

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: Aengus Jeffers - agent; Trey Kropp; Mr. Clark; Don Davis

The Zoning Administrator trailed the hearing to 12:10 pm. so the agent could check with the property owner on options provided by the Zoning Administrator. When the hearing was resumed, the Zoning Administrator adopted a resolution of intent to deny the project, which will be brought back on April 9, 2026.

2. PLN250194 - LIU JIARUI & FANG FANG

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.

McKenna Bowling, Project Planner, presented the item.

Public Comment: Chris Spaulding, agent; Fang Fang, applicant; Michael Forestman; Steve Steinhart, Lisa Lapin; Fred Faltersack; Brian Clark. Chris Spaulding then responded to testimony.

The Zoning Administrator continued the hearing on this item to April 9, 2026, to provide more neighborhood context on the design.

3. PLN250310 - CAMPOS ROBERTO & MARIA M (AT&T)

Public hearing to consider the construction of a wireless communication facility consisting of a 71 foot Monopine tower with antenna mounting, 9 panel antennas, and associated equipment; and the allowance to exceed the required height of 30 feet established by the district.

Project Location: 330 Boronda Road, Salinas, CA

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

Jordan Evans-Polockow, Project Planner, presented the item and an errata memorandum.

Public Comment: Nicholas Taggis, agent; John Kelly; A. Gonzalez; Esther Gonzalez. Nicholas Taggis then responded to testimony.

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 1) Use Permit to allow the construction of a wireless

communication facility consisting of a 72 foot Monopine tower, antenna mounting, 9 panel antennas, and associated equipment; and 2) Use Permit to exceed the required height of 30 feet established by the district. The Zoning Administrator included the errata recommended by staff and some non-substantive changes to the resolution.

4. PLN250350 - LAWRENCE ROBERT M & TILDEN-LAWRENCE LEONA W

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 24672 Cabrillo Street, 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.

Imani Harrigan, Project Planner, presented the item.

Public Comment: Steve Bellavance; Fred Faltersack.

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.

5. PLN250338 - GALLO JOHN R TR

Public hearing to consider action on Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer.

Project Location: 26319 Scenic Road, 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.

Jose Mendoza, Project Planner, presented the item.

Public Comment: Trish Cosand, agent; John Kelly; Doug Hockersmith; Fred Faltersack; Joseph Sandish; Aengus Jeffers, agent for neighbor.

The Zoning Administrator found that the project does not meet all code requirements for a Commercial Vacation Rental and asked staff to prepare a resolution to deny this application. The hearing was continued to April 30, 2026, to return with the resolution.

6. PLN250352 - SUH ELLEN EUN 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: 26277 Isabella Ave, 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.

Public Comment: Ellen Suh, applicant; Joseph Sandish; Fred Faltersack; John Bow.

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.

7. PLN260002 - CAPOZZI ANTHONY P & PAULA C

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: 2752 16th 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.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Steve Bellavance; Donald Brown; Fred Faltersack; Joseph Sandish. Steve Bellavance responded to testimony.

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 residential property for transient lodging for a period of 30 calendar days or fewer. The Zoning Administrator deleted note #2, added a condition for a speaker (noise) and lighting plan and made some non-substantive changes to the resolution.

8. PLN250378 - 2740 16th AVENUE LLC 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: 2740 16th 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.

Marlene Garcia, Project Planner, presented the item.

Public Comment: Steve Bellavance; Donald Brown; Fred Faltersack; Joseph Sandish. Steve Bellavance responded to testimony.

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 approving 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 added a condition for a speaker (noise) and lighting plan and made some non-substantive changes to the resolution.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 12:43 pm