



# AT&T Pebble Beach PRO-AM 2026

A Special Section  
inside today's  
Carmel Pine Cone —  
The pros and celebrities  
schedules, ticket info,  
how to get there & more ...



# The Carmel Pine Cone

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## Airport developer unveils 90-unit housing plan

■ Orosco: 'I care what the CVA thinks'

By CHRIS COUNTS

THE MAN behind the housing project proposed for the former Carmel Valley Airport has been revealed to be Patrick Orosco, son of late Sand City shopping center developer Don Orosco. He is in escrow to buy the airport property from Ken Griggs, who is not involved in the development plan.

Orosco says his objective is to develop the airport's 29.5 acres with 90 single-family homes, each with three bedrooms and two baths. No apartments are proposed. Of the homes, 70 will be market-rate stand-alone units, while 20 will be built in 10 duplexes and sold at "affordable" prices. The new lots will each measure between 10,000 and 12,000 square feet.

### Blending in

While most new projects in Monterey County emphasize density and at least some height, Orosco has taken a different approach, seeking to design homes that look similar to those on neighboring streets.

"Our goal is to blend in," said Orosco, whose family's business, the Orosco Group, has completed extensive local projects, including the Ryan Ranch business park. "I know how to do this project well. The only difference between our homes

and the ones surrounding us is that they will be new."

The builder knows he will face opposition to his plans to develop the former airfield, but he insists his project is both needed and reasonable, and unlike many would-be developers, he says he is truly invested in the community where it will be built. Many of his friends and family live nearby.

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RENDERING/CV PROPCO LLC, COLORIZED WITH GROK

A rendering shows what one home might look like in a subdivision that Patrick Orosco wants to build at the former Carmel Valley Airport. The property has long been eyed for development, but opposition to it has been vocal.

## Street addresses almost ready for close-up

By MARY SCHLEY

SINCE THE City of Carmel released a map last month showing what everybody's street address would be under a system approved by the city council last year, most of the feedback from residents and others has been positive, according to acting city administrator Brandon Swanson, and some of the information they've provided has helped identify bugs in the system.

The map was created as part of the effort to implement a numbering system that will be recognized by the U.S. Postal Services, utility companies and other entities — ending the city's century-plus-old tradition of using cute, directional addresses — and is based on a pattern developed principally by resident Kevin Ruess. Ruess is a member of the city's committee on street addresses alongside councilman Bob Delves, administrative analyst Emily Garay and residents Nancy Twomey and Paula Hazdovac.

### 605 Santa Fe St.

The proposed numbers run from north to south and from west to east, increasing by increments of 100 on the longer north-south blocks and by 50 on the shorter west-east blocks. They are assigned based on assessor's parcel numbers, and addresses for corner properties are the direction their front doors face. The U.S. Postal Service,

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PHOTO/READER SUBMITTED

Even when your house gets an official number, it can keep its special name. Some who oppose a standardized address system predict it will destroy Carmel's character. What do you think?

## Council seeks boost in tax on hotels and their guests

By MARY SCHLEY

OVER THE objections of hotel owners who feel they already pay more than their share of taxes, the Carmel City Council voted 4-1 Tuesday in favor of asking voters to approve a 2-percentage-point increase in the transient occupancy tax rate to raise it to 12 percent.

The tax was last increased in 1998, though hoteliers in 2013 created a hospitality improvement district to self-fund destination-marketing efforts by assessing customers a 2 percent fee, and guests also pay a Monterey County Tourism Improvement District fee ranging from \$1.50 to \$7 per room per night, depending on the luxury level of their accommodations.

Assistant city administrator Marisa Bermudez said the push for boosting the TOT comes amid a broader council discussion of revenue shortfalls and long-term fiscal sustainability. She noted that while TOT is 10.5 percent

in unincorporated areas of the county, the cities of Pacific Grove, Monterey, Del Rey Oaks, Seaside and Sand City charge 12 percent, and Marina levies 14 percent, putting Carmel at the low end of the scale.

Other coastal cities like Santa Barbara, Sausalito and Half Moon Bay charge between 12 percent and 15 percent, she said.

### More visitors = more money

In Carmel, hostelry taxes for the 2024-2025 fiscal year totaled \$9,339,961 — coming in nearly \$2 million, or 24 percent, higher than the conservative budget estimate of \$7,543,234 — due to increased visitor numbers and higher average daily room rates driven in part by recent remodels and renovations. The new Stilwell Hotel, for instance, opened in May 2024, shortly before the start of that fiscal year, after operating as a lower-budget hotel and then being closed for major renovations.

The city, of course, adjusted its spending accordingly over the course of the year, and the city council formed a financial stewardship committee with a goal, among others, of calculating more realistic estimates of revenues and spending

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## Um, you can't park there



PHOTO/MONTEREY POLICE DEPARTMENT

How this sedan ended up on its roof in the water at the Breakwater Cove boat ramp remains a mystery days after it occurred. Or if Monterey P.D. knows what happened, it's not sharing. See story page 13A.

## TRUMP, NEWSOM ALIGN ON CORPORATE BUYING

DONALD TRUMP and Gavin Newsom have found something they can agree on, a possible ice-breaker if they ever meet again: Neither wants corporate investors gobbling up single-family homes.

On Jan. 7, Trump posted on Truth Social that the

it," wrote the president. "People live in homes, not corporations."

The very next day, California's governor went after the same investor in his State of the State address, calling on lawmakers to limit what they can buy.

"These investors are crushing the dream of homeownership and forcing rents too high for everybody else," said Newsom.

The double messaging on the single issue was music to the ears of San Jose Assemblymember Josh Lee.

"I'm very surprised in all the great ways, and I think it shows how salient this issue is for all Americans," said Lee on KCRA's "California Politics 360."

The progressive Democrat has been trying to pass corporate investment reforms for years. In 2025, Lee

See CORPORATE page 20A

## Capitol Access

By CAITLIN CONRAD

American dream of buying a home has become out of reach for hardworking families, and Wall Street is partially to blame.

"I am immediately taking steps to ban large institutional investors from buying more single-family homes, and I will be calling on Congress to codify