

County of Monterey

County of Monterey Government Center
1441 Schilling Place, Salinas, CA 93901



Meeting Agenda - Final

Wednesday, June 17, 2026

8:00 AM

**Government Center
1441 Schilling Place
Salinas, CA 93901**

Administrative Permit

**For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:**

**[https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?
division=2.&chapter=9.&part=1.&lawCode=GOV&title=5](https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5)**

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on June 17, 2026, the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 16, 2026. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

SCHEDULED MATTERS**1. PLN220229-AMD1 - BOCCONE NORMAN B & VICTORIA E IGEL TRS**

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit to allow the conversion of a 414 square foot detached guesthouse with an attached 507 square foot workshop and a 415 square foot garage into a 966 square foot detached Accessory Dwelling Unit and 368 square foot attached garage.

Project Location: 827 Elkhorn Road, Royal Oaks

Proposed CEQA Action: Find the project consistent with a previously adopted Mitigated Negative Declaration and that no additional environmental review is warranted pursuant to CEQA Guidelines sections 15162 and 15164.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Planning Commission Resolution No. 25-020](#)
 [Exhibit D - Previously Adopted MND](#)

2. PLN250107 - FRETWELL TIMOTHY & PATRICIA

Administrative hearing to consider action on the After-the-Fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

Project Location: 4041 Costado Road, Pebble Beach, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

3. PLN260099 - ONG MICHAEL R & MARGARET S TRS

Administrative hearing to consider after-the-fact construction of a 267 square foot Accessory Dwelling Unit.

Project Location: 25515 Hatton Road, Carmel

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)