

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor



Meeting Agenda - Final

Thursday, November 14, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - CALL TO ORDER

ROLL CALL

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

9:30 A.M. - SCHEDULED ITEMS

1. PLN210270 - LARA EDWARD & VIDAL ROSA G HERNANDEZ

Public hearing to consider the conversion of an existing detached structure into a 425 square foot guesthouse and a 775 square foot attached workshop and to allow the guesthouse to exceed 12 feet in height.

Project Location: 49 Hillcrest Road, Royal Oaks, North County Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines and that none of the exceptions under CEQA Guidelines Section 15300.2 apply.

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

2. PLN230174 - TERRANOVA MICHAEL R & LINNEA E

Construction of a 3,340 square foot two-story single-family dwelling with 1,008 square foot attached three-car garage, removal of three (3) Coast Live Oak trees, and development on slopes greater than 25%.

Project Location: 12167 Saddle Rd, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)

3. PLN210091 - SANTA ROSA MOTEL CO.

Public hearing to consider demolition and rebuild of nine structures and site renovations to the existing Portofino Inn and removal of two protected oak trees (one landmark).

Project Location: 10 Country Club Way, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15302 of the CEQA Guidelines

- Attachments:**
- [Staff Report](#)
 - [Exhibit A - Draft Resolution](#)
 - [Arborist Report and Tree Protection Plan \(combined documents LIB230177 and LIB230178\)](#)
 - [Exhibit C - Carmel Valley LUAC Minutes \(May 16, 2022\)](#)
 - [Exhibit D - Vicinity Map](#)

OTHER MATTERS

ADJOURNMENT