

# **County of Monterey**

Monterey County Zoning Administrator  
Monterey County Government Center - Thyme Conference Room  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901



## **Meeting Minutes - Final**

**Thursday, November 14, 2024**

**9:30 AM**

**Monterey County 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  
Kyler Asato, Environmental Health  
Arlen Blanca and Bora Akkaya, Public Works  
Jess Barreras, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**Correspondence for agenda item #3 (PLN210091) was received and distributed to appropriate parties.**

**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 Categorical Exempt per Section 15303 of the CEQA Guidelines and that none of the exceptions under CEQA Guidelines Section 15300.2 apply.

**Joseph Alameda, Project Planner, presented the item.**

**Public Comments: William Kelly, neighbor**

**The Zoning Administrator found the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA guidelines, and that there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and approved a Combined Development Permit consisting of a Coastal Administrative Permit to allow conversion of an existing detached structure into a 425 square foot guesthouse and a 775 square foot attached workshop; and a Coastal Development Permit to allow the guesthouse to exceed 12 feet in height. The Zoning Administrator added the Guesthouse Deed Restriction condition and made non-substantive changes to the resolution.**

**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.

**Benjamin Moulton, Project Planner, presented the item with a request to continue the hearing to a date certain.**

**Public Comments: None**

**The Zoning Administrator continued the hearing to December 12, 2024.**

**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 Categorically Exempt pursuant to Section 15302 of the CEQA Guidelines

**Mary Israel, Project Planner, presented the item.**

**Public Comments: Anna Bornstein, EMC Planning Group; Randy Russell, RM Design Group; Rob Lewis; Gerard Beatty; William Work; Eileen Lewis; Richard Glenn Gurries; Joan Harlan; Mrs. Consani; Betty Naibach; Linda Davie; Raymond Smith; Richard H. Rosenthal, Attorney; Terry Beatty**

**The Zoning Administrator continued the hearing on this project to December 12, 2024. As part of the discussion on the continuance, the Zoning Administrator requested that staff and applicant work on identifying a stable project description so that all can understand what is being requested. He also said that he expected either a status report on the project or information sufficient to conduct a hearing if the Design Approval is going to be heard on December 12, 2024.**

**OTHER MATTERS**

None

**ADJOURNMENT**

The meeting was adjourned at 11:06 a.m.

APPROVED:

                  /S/Mike Novo  
*Mike Novo, Zoning Administrator*

ATTEST:

BY:

                  /S/Armida Estrada  
*Armida Estrada, Zoning Administrator Clerk*

**APPROVED ON JANUARY 30, 2025**