

County of Monterey

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



Meeting Minutes - Draft

Thursday, December 12, 2024

9:30 AM

Monterey County Zoning Administrator

9:30 A.M - CALL TO ORDER

Mike Novo called the meeting to order at 9:31 am.

ROLL CALL

**Mike Novo, Zoning Administrator
Kyler Asato and Connor Cappi, Environmental Health
Arlen Blanca and Bora Akkaya, Public Works
Jess Barreras, Environmental Services**

PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Correspondence letters for PLN210091 and PLN240147 were distributed.

ACCEPTANCE OF MINUTES

- A. Acceptance of the October 31, 2024, County of Monterey Zoning Administrator Meeting minutes.**

The Zoning Administrator accepted the October 31, 2024, County of Monterey Zoning Administrator meeting minutes.

9:30 A.M. - SCHEDULED ITEMS

- 1. PLN210091 - SANTA ROSA MOTEL CO.**

Public hearing continued from November 14, 2024 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

Mary Israel, Project Planner, requested that the hearing be continued to a date certain of January 30, 2025.

Public Comment: Anna Bornstein, Agent; Mark Lewis, Glen Gurries, Richard Rosenthal, and Dr. Russo.

The Zoning Administrator continued the hearing on this project to January 30, 2025.

2. PLN220272 - ISNV LLC

Public hearing to consider construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage, removal of one landmark Monterey cypress tree and development within 750 feet of known archaeological resources.

Project Location: 26399 Scenic Road, Carmel, Carmel Area Land Use Plan, (APN: 009-441-017-000)

Proposed CEQA action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Zoe Zepp, Project Planner, presented the item.

Public Comment: Eric Miller, Agent

The Zoning Administrator adopted a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines, approved a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of a 2,842 square foot two-story single family dwelling, inclusive of a 436 square attached foot two-car garage; a Coastal Development Permit to allow removal of one landmark Monterey cypress tree; and a Coastal Development Permit to allow development within 750 feet of archaeological resources, and adopted a mitigation monitoring and reporting plan. The Zoning Administrator approved the project with a change to condition twelve (12) and some non-substantive changes to the resolution.

3. PLN230174 - TERRANOVA MICHAEL R & LINNEA E

Continued from a Public Hearing on November 14, 2024, consider allowing construction of a 3,340 square foot two-story single-family dwelling with 1,008 square foot attached three-car garage, removal of three Coast live oak trees, and development on slopes greater than 25%.

Project Location: 12167 Saddle Road, 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.

Public Comment: Claudio Ortiz, Agent.

The Zoning Administrator found that the project is exempt pursuant to Section 15303 of the

CEQA Guidelines and none of the exceptions in Section 15300.2 apply. The Zoning Administrator approved a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow construction of a 3,340 square foot two-story single-family dwelling with 815 square feet of balconies and decks and a 1,008 square foot attached three-car garage. Colors and materials consist of beige plaster siding, brown vinyl windows and doors, grey composition shingle roof and dark brown metal gutters, downspouts, chimney shroud and guardrails. The project includes removal of three Coast live oak trees; and Use Permit to allow development on slopes greater than 25%. The Zoning Administrator approved with the addition of a new condition (notice of report) to reference the tree study and made some non-substantive changes to the resolution.

4. PLN240147 - SAMOON LLC

Public hearing to consider demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 560 square foot attached accessory dwelling unit

Project Location: 3020 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the California Environmental Quality Act Guidelines.

Joseph Alameda, Project Planner, presented the item.

Public Comment: Justin Pauly, Agent.

The Zoning Administrator found that the project is exempt pursuant to Sections 15302 and 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and approved a Design Approval to allow the demolition of an existing 3,130 square foot single family residence and the construction of a 3,275 square foot two-story single-family residence, with a 1,719 square foot basement, an attached 594 square foot garage, and a 560 square foot attached accessory dwelling unit. Proposed colors and materials include naturally finished stone and wood shiplap siding, dark steel doors and windows, and a graphite grey standing

seam roof. The Zoning Administrator approved with corrections to the condition regarding size of the ADU.

OTHER MATTERS

None

ADJOURNMENT

The meeting was adjourned at 10:25 am