



Administrative Permit

Legistar File Number: AP 26-053

June 17, 2026

Introduced: 6/9/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

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.

RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

- a. 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; and
- b. Approve a Minor and Trivial Amendment to a previously approved Combined Development Permit that consisted of 1) a Coastal Administrative Permit to allow construction of a 2,676 square foot single family dwelling with a 516 square foot attached carport and associated site improvements; 2) a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; 4) a Coastal Development Permit to allow the removal of 17 Coast Live Oak trees; and 5) a Coastal Development Permit to allow development on slopes in excess of 25 percent. This Minor and Trivial Amendment includes converting the guesthouse, workshop, and garage into a 966 square foot Accessory Dwelling Unit with a 368 square foot attached garage and a 133 square foot covered porch.

The attached draft Resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval, subject to the 7 conditions of approval attached to the Resolution.

PROJECT INFORMATION

Agent: Carol Riewe

Property Owner: Boccone Norman B & Victoria Elizabeth Igel Trs

APN: 181-151-016-000 & 181-151-021-000

Parcel Size: 18.17 acres

Zoning: RDR/10(CZ)

Plan Area: North County Coastal Land Use Plan

Flagged and Staked: No

SUMMARY

Staff recommends approval of a Minor and Trivial Amendment subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On June 17, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its finding, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 16, 2026. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, had no comments, and/or had no recommended conditions: North County FPD, HCD-Environmental Services & Engineering Services, and Environmental Health Bureau.

Prepared by: Imani Harrigan, Assistant Planner, x5845

Reviewed and approved by: Fionna Jensen, Principal Planner

The following Attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans & Floor Plans

Exhibit B - Vicinity Map

Exhibit C - Planning Commission Resolution No. 25-020

Exhibit D - Previously Adopted MND

Cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Imani Harrigan, Project Planner; Fionna Jensen, Principal Planner; Michael and Margaret Ong, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN220229-AMD1