

# **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, July 11, 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  
Corrine Ow and Connor Cappi, Environmental Health  
Bora Akkaya, Public Works  
Katherine Day, Environmental Services**

**PUBLIC COMMENT**

**None**

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

**None**

**ACCEPTANCE OF MINUTES**

- A.** Acceptance of the June 27, 2024, County of Monterey Zoning Administrator meeting minutes.

**The Zoning Administrator accepted the June 27, 2024, County of Monterey Zoning Administrator meeting minutes.**

**9:30 A.M. - SCHEDULED ITEMS**

- 1. PLN200097 - WIND & SEA PROPERTY LLC**

Continued from June 13, 2024 - Public hearing to consider restoration of approximately 11,750 square feet of Northern coastal bluff scrub habitat, removal of "Deck 2," after-the-fact partial conversion of a detached garage into a 336 square foot guesthouse, and after-the-fact construction of outdoor sauna, hot tubs, an outdoor patio, and a deck within 50 feet of a coastal bluff and 100 feet of environmentally sensitive habitat area to partially clear Code Enforcement Violation No. 16CE00201.

**Project Location:** 54722 Highway 1, Big Sur.

**Proposed CEQA Action:** Find the project Categorical Exempt pursuant to CEQA Guidelines sections 15301 and 15333, and no exceptions apply pursuant to section 15300.1

**Fionna Jensen, Project Planner, presented the item and recommended some changes to the resolution.**

**Public Comments:** Chris Gourlay, Agent, Alex Hakakian, Applicant, Christina McGinnis, and Marcus Foster

**The Zoning Administrator found the project categorically exempt pursuant to CEQA Guidelines sections 15301 and 15333; and no exceptions apply pursuant to section 15300.1; approved a Restoration Permit to allow approximately 11,750 square feet of Northern coastal bluff scrub habitat and removal of "Deck 2"; and approved an after-the-fact Combined Development Permit to partially clear Code Enforcement violation (16CE00201) consisting of a**

**Coastal Administrative Permit and Design Approval to allow the partial conversion of a detached garage into a 336 square foot guesthouse; an additional Coastal Administrative Permit and Design Approval to allow construction of an outdoor sauna, hot tubs, an outdoor patio, and “Deck 1”; a Coastal Development Permit to allow development within 50 feet of a Coastal bluff; and a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area. The Zoning Administrator added the changes recommended by staff, added a second compliance action to condition number six that requires deck number two removal within one year, added language to condition number four that restoration be implemented prior to a final inspection of removal of deck number two. The Zoning Administrator also revised condition number ten to allow for the demolition permit related to condition number six be issued prior to recordation of the conservation scenic easement and made some non-substantive changes to the resolution.**

**OTHER MATTERS**

None

**ADJOURNMENT**

**The meeting was adjourned at 10:16 a.m.**