

# **County of Monterey**

County of Monterey Government Center  
1441 Schilling Place, Salinas, CA 93901



## **Meeting Agenda - Final**

**Wednesday, June 4, 2025**

**8:00 AM**

**Government Center  
1441 Schilling Place  
Salinas, CA 93901**

### **Administrative Permit**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Chief of Planning's alternative actions on any matter before it.

Notice is hereby given that on June 4, 2025 the Chief of Planning of the County of Monterey Housing and Community Development, is considering the project described on the following pages.

Any comments or requests that any of the applications be scheduled for public hearing must be received in writing in the office of the County of Monterey Housing and Community Development by 5:00 pm Tuesday, June 3, 2025. A public hearing may be required if any person, based on a substantive issue, so requests.

Si necesita la traducción de esta agenda, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas, o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de esta agenda.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the County of Monterey Housing and Community Development at (831) 755-5025.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report

**SCHEDULED MATTERS****PLN240291 - MCNICKLE JAMES RYAN & RACHEL A TRS**

Construction of an approximately 2,425 square foot single-family dwelling, 1,160 lower-level office and bonus room, 945 square foot attached garage, 4,650 square foot impervious driveway, 176 square foot upper-level deck, and approximately 1,110 square feet of pervious pavers on front and back patios, installation of an on-site wastewater treatment system, and associated site improvements.

**Project Location:** 4185 Marguerita Way, Carmel, Carmel Valley Master Plan

**Proposed CEQA action:** Continuing the administrative hearing on the project would be an administrative activity of government which would not be a project under CEQA.

**Attachments:**     [Staff Report](#)



# County of Monterey

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: AP 25-028

June 04, 2025

Introduced: 5/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN240291 - MCNICKLE JAMES RYAN & RACHEL A TRS

Construction of an approximately 2,425 square foot single-family dwelling, 1,160 lower-level office and bonus room, 945 square foot attached garage, 4,650 square foot impervious driveway, 176 square foot upper-level deck, and approximately 1,110 square feet of pervious pavers on front and back patios, installation of an on-site wastewater treatment system, and associated site improvements.

**Project Location:** 4185 Marguerita Way, Carmel, Carmel Valley Master Plan

**Proposed CEQA action:** Continuing the administrative hearing on the project would be an administrative activity of government which would not be a project under CEQA.

### RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning continue the hearing on the Administrative Permit and Design Approval to allow staff to re-notice the Administrative hearing to include revisions on the project.

### PROJECT INFORMATION

**Applicant/Property Owner:** Ryan McNickle

**APN:** 015-042-015-000

**Parcel Size:** 0.98 Acres

**Zoning:** Low Density Residential with a gross density of 1 acre per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning District overlay zones, or "LDR/1-D-S-RAZ"

**Plan Area:** Carmel Valley Master Plan

**Flagged and Staked:** Yes

**Project Planner:** Benjamin Moulton, Assistant Planner

MoultonB@CountyofMonterey.gov, (831) 755-5240

### SUMMARY:

Staff is recommending continuance of this Administrative Permit and Design Approval in order to allow staff additional time to re-notice and finalize the project revisions.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed by: Jacquelyn M. Nickerson, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Ryan & Rachel McNickle, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240291.





# County of Monterey

Item No.1

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