

County of Monterey

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



Meeting Agenda - Final

Wednesday, March 18, 2026

8:00 AM

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

Administrative Permit

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

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 March 18, 2026, 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, March 17, 2026. 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**1. PLN150337-EXT2 - ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)**

Administrative hearing to consider a Second Three-Year Extension to a previously approved Combined Development Permit (PLN150337) allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

Project Location: 54105 Highway 1, Big Sur

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration, together with an Addendum, and find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Sections 15162 and 15164.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Planning Commission Res. No. 20-010](#)
 [Exhibit C - Chief of Planning Res. No. 22-057](#)
 [Exhibit D - Vicinity Map](#)

2. PLN190117-EXT2 - RALEY RICHARD R

Administrative hearing to consider action on a second three-year extension to a previously approved Combined Development Permit (PLN120276), as extended by PLN160150 and amended by PLN190117) that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

Project Location: 170 Spindrift Lane, Carmel

Proposed CEQA action: Consider the previously adopted Negative Declaration and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Zoning Administrator Res. No. 13-014](#)
 [Exhibit C - Director of Planning Res. No. 16-017](#)
 [Exhibit D - Chief of Planning Res. No. 19-058](#)
 [Exhibit E - Chief of Planning Res. No. 24-008](#)
 [Exhibit F - Vicinity Map](#)

3. PLN240116 - BARAJAS-MENDOZA FLAVIO & BARAJAS MARIA ELENA

Administrative hearing to consider action on the conversion of an existing 2,095 square foot detached garage into an 808 square foot accessory dwelling unit with a 1,287 square foot attached garage.

Project Location: 3380 Carneros CT, aromas, CA 95004

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

4. PLN240374 - HIGUERA GARY

Administrative hearing to consider construction of a 3,493 square foot single family dwelling with an attached 814 square foot garage and associated site improvements, including 976 square feet of decks.**Project Location:** 12525 Antonio Place, Salinas

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)

5. PLN250048 - WYLIE DOUGLAS & SACKS DENISE

Administrative hearing to consider the construction of a 866 square foot single-family dwelling, with a 500 square foot car port, and 200 square foot shed with associated site improvements including the installation of a 5,000 gallon water tank; and the construction of a 396 square foot guesthouse.

Project Location: Off of San Juan Road, Aromas, CA

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - VicinityMap](#)