

County of Monterey

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



Meeting Agenda - Final

Wednesday, July 16, 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 July 16, 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, July 15, 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**1. PLN160047-AMD1-EXT1 - POST RANCH INN LLC & ONESIMO PARCEL C LLC**

Administrative hearing to consider a three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of revising the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources.

Project Location: 47900 and 47998 Highway 1, Big Sur, Coastal Zone

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Extension Request Letter](#)
[Exhibit C - Chief of Planning Resolution No. 22-025, dated May 4, 2022](#)
[Exhibit D - Planning Commission Resolution No. 21-029, dated August 25, 2021](#)
[Exhibit E - Board of Supervisors Resolution No. 02-269, dated July 25, 2002](#)

2. PLN220233 - WOLLESEN NEILLORENZ & FERN JANTZEF TRS

Public hearing to allow a Lot Line Adjustment between three (3) legal lots of record, consisting of: Parcel 1 containing 161.4 acres (Assessor's Parcel Number 423-331-040-000), Parcel 2 containing 39.9 acres (Assessor's Parcel Number 423-061-034-000), and Parcel 3 containing 40.2 acres (Assessor's Parcel Number 423-331-018-000), resulting in a 85.7 acre parcel (Adjusted Parcel 1A), a 75.1 acre parcel (Adjusted Parcel 2A), and an 80.6 acre parcel (Adjusted Parcel 3A).

Project Location: Off Jolon Road, Lockwood

Proposed CEQA action: Find the project categorically exempt from CEQA pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to Section 15300.2

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

3. PLN240101 - BATES CHARLES CARROLL ET AL

Administrative hearing to consider a subdivision of an existing 23.67-acre parcel to create two lots containing of 18.567 acres (Parcel A) and 5.1 acres (Parcel B).

Project Location: 577 Viejo Road, Carmel, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15315, and none of the exceptions apply under Section 15300.2

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