

County of Monterey

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



Meeting Agenda - Final

Wednesday, February 4, 2026

8:00 AM

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

Administrative Permit

COUNTY OF MONTEREY ADMINISTRATIVE APPROVALS**County of Monterey Government Center****1441 Schilling Place, Salinas, CA 93901****AGENDA**

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 February 4, 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, February 3, 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. PLN200118-EXT1 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (HWY 156 ROUNDABOUTS)**

Administrative hearing to consider a two-year Permit Extension to a previously approved Combined Development Permit consisting of a: 1) Coastal Development Permit to allow construction of three roundabouts to replace the existing Castroville Boulevard/Highway 156 intersection, including construction of on and off ramps, a new bridge overpass, reuse of a portion of the current Castroville Boulevard as a mixed use bicycle and pedestrian path, driveway improvements, a new frontage road, the realignment of Castroville Boulevard and replacement along the new or modified sections of Highway 156 and Castroville Boulevard; 2) Coastal Development Permit to allow development on slopes exceeding 25%; 3) Coastal Development Permit to allow the removal of one native tree and two non-native landmark trees; and 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas.

Project Location: State Route (Highway) 156 between Castroville Boulevard [Postmile R1.40] and the Moro Cojo Slough Bridge [Postmile 1.60], adjacent to Castroville Boulevard as it intersects Collin Road, and within the Monte Del Lago mobile home park, Castroville.

Proposed CEQA action: Consider a previously certified Final Environmental Impact Report/ Environmental Assessment with Finding of No Significant Impact (FEIR/EA with FONSI) together with a NEPA/CEQA Re-Validation Form, prepared by the California Department of Transportation (SCH #1999111063), and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines sections 15162 or 15163.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit C - Extension Request](#)
 [Exhibit B - BOS Reso No. 23-103](#)

2. PLN220235-EXT1 - DAOU GEORGES TR

Administrative hearing to consider a two-year Permit Extension to a previously approved Combined Development Permit that consisted of a: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees.

Project Location: 3223 Forest Lake Road, Pebble Beach.

Proposed CEQA action: Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and no exceptions pursuant to Section 15300.2 apply.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - ZA Reso No. 23-004](#)
[Exhibit C - Extension Request](#)
[Exhibit D - Vicinity Map](#)

3. PLN230356 - GUIDOTTI PAUL M & DANA M AND SMITH JERRY W & CLAUDIA J TRS EST OF

Administrative hearing to consider a Lot Line Adjustment and Merger between three legal lots of record consisting of Parcel 1, 0.69 acres (Assessor's Parcel Number 419-411-006-000), Parcel 2, 4.6 acres (Assessor's Parcel Number 419-411-004-000), and Parcel 3, 4.425 acres (Assessor's Parcel Number 419-411-005-000, resulting in two parcels of 6.715 acres (Adjusted Parcel A) and 3.0 acres (Adjusted Parcel B).

Project Location: 45205 and 45195 Arroyo Seco Road, Greenfield

Proposed CEQA action: Find that 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](#)

4. PLN250137 - SWITZER JAMES D ET AL

Administrative hearing to consider action on the demolition of a 1,340 square foot single-family dwelling and associated site improvements.

Project Location: 953 Trafton Road, Moss Landing, CA 95039

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

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

5. PLN250185 - PEBBLE BEACH COMPANY (SPANISH BAY CLUBHOUSE)

Administrative hearing to consider modifications to the Spanish Bay Club House, including construction of a 3,884 square foot partial level addition including 4 golf simulators, a lounge, storage, and food prep areas, 1,238 square foot additions to the existing gallery/entry, 720 square foot additions to the existing weight room, 1,020 square foot additions to the existing terrace with new fire pits, and associated site improvements.

Project Location: 2700 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines.

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

6. PLN250198 - MCLAUGHLIN MATTHEW

Administrative Permit and Design Approval to allow the construction of a 2,604 square foot one-story single family residence with several small terraces off the bedrooms and gallery, a 396 square foot detached bedroom and a 636 square foot detached two-car garage, 6-foot high back yard deer fencing, retaining walls totaling 255 linear feet long with an average height of 3 feet, and grading of 640 cubic yards of cut & 430 cubic yards of fill. Colors and materials consist of standard dark bronze, cream colored plaster, brown wood, dark brown accents, Castle rock stone, and metal standing seam roof (matte dark brown slate).

Project Location: 24 Pronghorn Run, Carmel (Assessor's Parcel Number 239-091-048-000), Greater Monterey Peninsula Area Plan.

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

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

7. PLN250265 - LARKIN KYLE T & LAURAL M TRS

Administrative Permit and Design Approval to allow the construction of a 7,671 square foot bi-level single family dwelling (3006 square foot lower level/4665 square foot main level), with 450 square foot covered terrace, 155 square foot covered deck, 450 square foot open terrace at the first floor, 85 square foot master balcony, 116 square foot master deck, and 42 square foot open deck; an 864 square foot detached garage; a 951 square foot accessory dwelling unit with a 48 square foot covered porch; and retaining walls (197 linear feet and 2 feet in average height). Grading consists of 2,506 cubic yards cut and 175 cubic yards of fill. Colors and materials consist of fiber cement cladding, musket metal roof, neutral color stone veneer, taupe columns, aluminum windows (dark bronze), taupe trim paint, body paint ("Tobacco") and black.

Project Location: 67 Chamisal Pass Carmel, (Assessor's Parcel 239-041-011-000), Greater Monterey Peninsula Area Plan.

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

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