

County of Monterey

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



Meeting Agenda - Final

Wednesday, May 7, 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 May 7, 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, May 6, 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. PLN050722-AMD1-EXT1 - DOUD JOHN P TR ET AL**

Administrative hearing to consider a two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record.

Project Location: East of Highway 1 between Soberanes Point and Kasler Point, Big Sur

Proposed CEQA action: Find the project Categorically Exempt 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 - Extension Request Letter](#)

[Exhibit C - Monterey County Subdivision Committee Resolution No.07002](#)

[Exhibit D - California Coastal Commission Appeal Resolution No. A-3-MCO-07-013](#)

[Exhibit E - Planning Commission Resolution No. 21-028](#)

2. PLN210039-EXT1 - STATE OF CALIFORNIA DEPT OF TRANSPORTATION (CASTRO CANYON BRIDGE)

Administrative hearing to consider a three-year extension to a previously approved Combined Development Permit (PLN210039) that allowed safety improvements to the Castro Canyon Bridge within the Big Sur Critical Viewshed, on slopes exceeding 30 percent, and within 100 feet of environmentally sensitive habitat.

Project Location: Post Mile 43.12, Castro Canyon Bridge (Br. No. 44-0035, between Post Mile markers 43.05 - 43.25), Big Sur

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Extension Request Letter](#)

[Exhibit C - Planning Commission Resolution No. 22-004, dated March 9, 2022](#)

3. PLN240368 - GARRETT PHILIP A & LYNN WHITTINGTON TR

Administrative hearing to consider replanting of one Monterey Pine tree, restoration of slopes in excess of 25%, and construction of a 270 linear foot concrete wall to partially clear Code Enforcement Case No. 24CE00444.

Project Location: 4011 Los Altos Drive, Pebble Beach

Proposed CEQA action: Find that this minor restoration qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333 and there are no exceptions per Section

15300.2

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Arborist Report](#)
 [Exhibit C - Geotechnical Review Letter](#)
 [Exhibit D - Vicinity Map](#)

4. PLN240097 - WHITTEMORE EDWARD WILLIAM III & COLLEEN JOY TRS

Consider replanting 20 native trees (Monterey pine and Monterey cypress) and protecting 24 existing Monterey pine saplings to clear Code Enforcement No. 24CE00074.

Project Location: 1263 Sombria Lane, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Arborist Report \(LIB240237\)](#)
 [Exhibit C - Biotic Assessment \(LIB250056\)](#)
 [Exhibit D - Vicinity Map](#)