

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, June 5, 2024**

**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 5, 2024 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 4, 2024. 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**

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**SCHEDULED MATTERS****1. PLN220217 - FOWLER JOHN F & ANNA M TRS**

Consider construction of a 355-square-foot storage structure and associated site improvements including an autocourt, retaining walls, and less than 100 cubic yards of grading on slopes in excess of 30 percent.

**Project Location:** 46402 Pear Valley Road, Big Sur.

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

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

**2. PLN220277 - EAGER JONATHAN B TR**

Consider construction of a 7,514 square foot single family dwelling with a 588 square foot attached garage and associated site improvements.

**Project Location:** 22 Vasquez Trail, Carmel

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

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

**3. PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS**

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

**Project Location:** 3224 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and Addendum.

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