

County of Monterey

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



Meeting Agenda - Final

Wednesday, November 6, 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 November 6, 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, November 5, 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

SCHEDULED MATTERS**1. PLN240122 - ALVAREZ SERGIO S & MARGARET J CO-TRS**

Administrative hearing to consider construction of a 636-square-foot addition to an existing single-family dwelling and development within 750 feet of known archaeological resources..

Project Location: 3215 Macomber Dr, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply

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

2. PLN240052 - SAXTON DANNY L & DEBRA M

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of APN 189-491-005-000 (131,191 square feet) and APN 189-491-006-000 (41,307 square feet) resulting in Parcel A (122,191 square feet) and Parcel B (50,307 square feet), respectively.

Project Location: 40 Upper Circle, Carmel Valley, CA 93924

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15305 (a) Minor Alterations in Land Use Limitations of the California Environmental Quality Act (CEQA) Guidelines.

Attachments: [Staff Report](#)

3. PLN240053 - THE MARINE MAMMAL CENTER

Administrative hearing to consider establishment of a Marine Mammal Center as a use similar use to an animal hospital and construction of open-air, covered, marine mammal pens.

Project Location: 11105 & 11125 Commercial Parkway, Castroville.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301.

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

4. PLN190397-EXT1 - CRIPE REED SILAS & BRIGGA (C P)

Administrative hearing to consider an extension to a previously approved Combined Development Permit (PLN190397) to clear Code Enforcement violation (14CE00085) consisting of: 1) after-the-fact Coastal Administrative Permit and Design Approval to approve a 1,490 square foot single family dwelling and 390 square foot art studio; and 2) after-the-fact Coastal Development Permit to allow development on slopes over 30 percent.

Project Location: 46190 Clear Ridge Road, Big Sur Land Use Plan

Proposed CEQA action: Project was found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 on July 14, 2022. Circumstances and conditions of Project have not changed since the project was approved and therefore no new

environmental review is necessary.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Extension Request Letter](#)
 [Exhibit C – Zoning Administrator Resolution No. 22-025, dated](#)
 [July 18, 2022](#)