

County of Monterey

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



Meeting Agenda - Final

Wednesday, January 7, 2026

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 January 7, 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, January 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 Secretaría 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

SCHEDEDUL MATTERS**1. PLN250074 - FARHAT MUSTAFA SHAWKI TR**

Administrative hearing to consider construction of a 7,326 square foot single family dwelling with an attached 920 square foot garage, 1,124 square feet of covered patios, a detached 1,600 square foot workshop, and associated site improvements.

Project Location: 2791 Summerland Road, Aromas.

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

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

2. PLN210328 - VEAH ALLEN & MONICA

Administrative hearing to consider planting 14 Coast live oak trees to clear Code Enforcement Case No. 21CE00261.

Project Location: 113 San Benancio Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 153333, and none of the exceptions apply pursuant to Section 15300.2; and

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

3. PLN220159-EXT1 - SALEHI AMIR & ELMIRA TRS

Consider a three-year extension to a previously approved Coastal Administrative and Design Approval (PLN220159) that allowed construction of a 6,094 square foot two-story single-family dwelling and associated site improvements including the removal of 40 Monterey pines and four Coast live oaks.

Project Location: 3167 Stevenson Drive, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions under Section 15300.2.

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Extension Request Letter 100525](#)

[Exhibit C - Chief of Planning Resolution No. 22-078, dated](#)

[November 02, 2022](#)

4. PLN250039 - BOUTONNET FARMS INC

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Parcel A (APN:167-081-009-000; 14.22 acres) and Parcel B (APN: 167-011-013-000; 6.28 acres), resulting in two parcels containing 14.72 acres (Adjusted Parcel A) and 5.78 acres (Adjusted Parcel B).

Project Location: 717 River Road, Salinas

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

5. PLN250073 - FARHAT MUSTAFA SHAWKI TR

Administrative hearing to consider the construction of a 5,434 square foot single family dwelling with two attached garages totaling 2,262 square feet, 952 square feet of covered patios, and associated site improvement.

Project Location: 2801 Summerland Road, Aromas.

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

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

6. PLN150141-AMD1 - ELSBERRY FRANK CERNY & JOYCE FULLER ELSBERRY TRS

(T-MOBILE)

Administrative hearing to consider an Amendment to a previously approved Coastal Development Permit (PLN150141) to allow the construction of a wireless communication facility consisting of a 55-foot high monopole, equipment shelter with a standby generator, and security fencing. This Amendment would allow the collocation of a wireless communication facility, including an increase in the height to 70 feet, six antennas and associated equipment..

Project Location: 16041 Castroville Boulevard, Castroville.

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Radio Frequency Report](#)

[Exhibit D - Photo Simulations](#)

7. PLN250007 - SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

Project Location: 54 and 58 Unit A Calera Canyon Road, Salinas, CA 93908

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

Attachments:

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

8. PLN250144 - JMG CARMEL LLC

Administrative hearing to consider the demolition of retaining walls, pavers, wood deck, and fencing to an existing single-family dwelling, and the construction of 58 linear feet of retaining walls, 277 square foot driveway, 891 square foot courtyard, and associated site improvements within 750 feet of known archaeological resources. Colors and materials consist of driveway pavers (tan and dark red), brick wall (rustic brick), and courtyard pavers (light gray).

Project Location: 26370 Carmelo Street, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to the 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](#)