

County of Monterey

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



Meeting Agenda - Final

Wednesday, April 1, 2026

8:00 AM

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

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

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 April 1, 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, March 31, 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. PLN250063 - LEE ROBERT TR**

Administrative Hearing to consider action to allow an 801 square foot addition to an existing 7,125 square foot single family dwelling with associated site improvements.

Project Location: 1298 Portola Drive, Pebble Beach, CA

Proposed CEQA action: Find the project Categorical 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](#)

2. PLN210266-AMD1 - CASTLE PINES LLC

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

Project Location: 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

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

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Final Resolution PLN210266](#)
[Exhibit C - Vicinity Map](#)

3. PLN250203 - BAXTER JAMES ROBERT & YEN KIM

HCD-Planning File No. PLN250203 proposes a Coastal Administrative Permit and Design Approval to allow construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, 1,435 square foot associated site improvements; and the removal of 26 Pine trees. The property is located at 34 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-015-000), Del Monte Forest Land Use Plan, Coastal Zone. This project is scheduled for the Chief of Planning's consideration on April 1, 2026.

Staff recommends a continuance of this item in order to allow staff additional time to obtain adequate project materials. The project will be re-noticed and scheduled for a future Chief of Planning hearing.

Attachments: [Staff Report](#)
[MEMO CONTINUANCE PLN250203 032626](#)

4. PLN250294 - ESALEN INSTITUTE

Administrative hearing to consider action on the installation of a test well within 750 feet of a known archaeological resource.

Project Location: 54105 Highway 1, Big Sur, CA 93920

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](#)

5. PLN240265 - GODINEZ NATHAN ANTHONY & ALELY

Administrative hearing to allow a 2,400 square foot single family (manufactured) dwelling and 1,200 square foot detached carport with associated site improvements.

Project Location: 20B Gregory Road, Royal Oaks

Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines, and there are no exceptions pursuant to section 15300.2..

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