

County of Monterey

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



Meeting Agenda - Final

Wednesday, February 5, 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 February 5, 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, February 4, 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. PLN200306-EXT1 - CARLUCCI KAREE ANNE**

Three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 21-035, HCD-Planning File No. PLN200306) for construction of a single family dwelling with development on slopes in excess of 25 percent.

Project Location: 3810 Genista Way, Carmel

Proposed CEQA action: Find the project Categorically Exemption pursuant to Section 15303 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Extension Request Letter](#)
[Exhibit C - Zoning Administrator Resolution No. 21-035, dated September 9, 2021](#)

2. PLN190424-EXT1 - CASA LADERA LLC

Three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 22-001; HCD-Planning File No. PLN190424) to allow a 2,040 square foot addition to a two-story single family dwelling and a 124 square foot reduction to the attached three-car garage, a variance to continue exceeding the maximum allowable impervious coverage in the Pescadero Watershed, and development within 750 feet of a known archaeological resource.

Project Location: 1658 Crespi Lane, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Extension Request Letter](#)
[Exhibit C - Zoning Administrator Resolution No. 22-001, dated January 13, 2022](#)

3. PLN240229 - HENTSCHEL OCEANNE & PATRICK AND HENTSCHEL NOEL IRWIN & GORDON

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record, (Parcel A - 23.5 acres) and (Parcel B - 224 acres), resulting in two parcels containing 28.1 acres (Adjusted Parcel A) and 219.4 acres (Adjusted Parcel B).

Project Location: 14 Upper Circle and 150 E Carmel Valley Road, Carmel Valley

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

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

4. PLN240232 - PEBBLE BEACH COMPANY

Administrative hearing to consider interior and exterior renovations to The Lodge at Pebble Beach, including constructing 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements within 750 feet of known archaeological resources.

Project Location: 1700 17 Mile Dr, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to Section 15300.2 apply.

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

5. PLN240014 - WIGGANS THOMAS G & KATHRYN H TRS

Consider the construction of a new 546 square foot accessory dwelling unit and associated site improvements.

Project Location: 3330 Stevenson Drive, Pebble Beach

Proposed CEQA action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to 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 - Vicinity Map](#)

6. PLN240013 - SCHERNER STEVEN M TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record containing 8.47 acres, resulting in two parcels containing 4.45 acres (Adjusted Parcel A) and 4.02 acres (Adjusted Parcel B), and demolition of a shed on Parcel B.

Project Location: 570 & 570 A Aguajito Road, Carmel

Proposed CEQA action: Find the project Categorical 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 - Project Data Table](#)
[Exhibit C - Vicinity Map](#)