

County of Monterey

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



Meeting Agenda - Final

Wednesday, December 3, 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 December 3, 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, December 2, 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. PLN110257 - BERLIN ANDREW T TR**

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN110257) that allowed the demolition of an existing 1,960 square foot one-story single family dwelling and 255 square foot guest unit and the construction of a 9,255 square foot two-story single family dwelling, new retaining walls and associated grading within 750 feet of an archaeological resource and within 50 feet of a coastal bluff and a Lot Line Adjustment to merge two parcels into one parcel. This Minor and Trivial Amendment would allow replacing 53.5 feet of the existing wood fence and the main entrance gate with a stone wall and dark bronze entrance gate.

Project Location: 35986 HWY 1, Big Sur Coast Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt per Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)

2. PLN160240 - PEBBLE BEACH COMPANY

Administrative hearing to consider a six-year extension to the expiration date of a previously approved Pebble Beach Company Concept Plan's (PBC's) Phase II, III and IV development, which were a part of the previously approved Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Board of Supervisors Resolution Nos. 12-148 and 12-149, HCD-Planning File No. PLN100138). The expiration dates of these PBC Phases would be December 3, 2031.

Project Location: 007-091-028-000, 008-272-011-000, 008-312-002-000, 008-313-002-000 (portion), 008-313-003-000, 008-321-008-000, 008-321-009-000, 008-411-018-000, 008-423-029-000, Pebble Beach

Proposed CEQA action: Consider a previously adopted Environmental Impact Report (SCH# 2011041028) and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - Extension Letter, dated March 24, 2016](#)
 [Exhibit D - Related Resolutions](#)

3. PLN240348 - COSMERO CONSTRUCTION & DEVELOPMENT LLC

Administrative hearing to consider an after-the-fact demolition and construction of a 4,600 square foot single-family dwelling with attached garage, and associated site improvements including 1,365 square feet of porches to clear code enforcement case 24CE00590.

Project Location: 22 La Rancheria Road, Carmel Valley

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

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

4. PLN250127 - YANG PHILLIP & YANG MARIKO TRS

Administrative hearing to consider action on the demolition of a 2,592 square foot single one-story family residence and construction of a 2,813 square foot two-story single-family dwelling with an attached 595 square foot two-car garage, and associated site improvements.

Project Location: 3332 Ondulado Road, Pebble Beach, CA 93953

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Vicinity Map](#)
 [Exhibit C - DMF LUAC Meeting Minutes](#)

5. PLN250267 - CTI TOWERS ASSETS I LLC (T-MOBILE)

Administrative Hearing to consider action on a previously approved permit that allowed installation of antennas and radios on the existing tower to install ground equipment within the existing compound. This Amendment would allow the collocation for T-Mobile on the previously approved wireless telecommunications facility including the installation of a 25 foot high tower extension, antennas and radios on an existing tower and installation of ground equipment within an existing compound.

Project Location: 4040 Sunset Lane, Pebble Beach, CA 93953

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

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