

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, September 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 September 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, September 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. PLN250131 - DAVISSON WILLIAM C III & MONICA YUNG MIN**

Administrative Permit to allow a new 7,476 square foot single family dwelling with attached 610 square foot two-car garage, new 1,029 square foot accessory dwelling unit, new 1,879 square foot barn, new 447 square foot orchard pavilion, retaining walls, new septic system and new hardscape and landscape. Grading to consist of 2,227 cubic yards of cut and 761 cubic yards of fill. Colors and materials to consist of red cedar & black metal (for the roof), Shou Sugi Ban siding/slatted wood (grey for siding & screen), concrete & earth tone plaster (light grey for site walls) and dark anodized windows/doors (black).

**Project Location:** 20 Potrero Trail, Carmel (Assessor's Parcel Number 239-111-005-000), Greater Monterey Peninsula Area Plan.

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

**2. PLN250119 - MCMANUS JOHN MILTON & ELIZABETH ANN TRS**

Administrative hearing to consider action on the construction of a 6,490 square foot single family dwelling with a 230 square foot basement, and 3,350 square feet of covered terraces; a detached 1,080 square foot garage and trash room; a 3,170 square foot barn (2,000 square feet of conditioned area and 1,170 square feet of unconditioned area), a 600 square foot guesthouse with 1,110 square feet of covered porches, pool and spa; a 1,095 square foot accessory dwelling unit with 460 square feet of covered porches; a pickle ball court, and retaining walls totaling 422 linear feet with an average height of 4.5 feet; 24 ground mount PV panels and 36 roof mount panels (430W with 12 ESS, 3.8 KWH), and wood driveway gate (5 feet, 8 inches in height). Grading of approximately 2,565 cubic yards of cut and 1,100 cubic yards of fill. Colors and materials to consist of Fiber cement faux wood planks, corrugated metal roofing, glass & aluminum clad frames, wood, stucco siding, sloped clay tile roof of Weathered gray, Corten/rust color, anodized bronze color finish, natural semi-transparent finish, custom blend of browns/ beige, blends of sandcast browns/reds.

**Project Location:** 11 Vasquez Trail, Carmel

**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](#)

**3. PLN210153-EXT1 - RAVA JERRY J II TR AND RAVA FAMILY PROPCO LLC & RAVA JERRY J II TR AND NINO FAMILY LP ET AL**

Administrative hearing to consider action on a two-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 23-128, HCD-Planning File No. PLN210153) among four legal lots of record.

**Project Location:** 51173, 51701, and 51983 Freeman Flat Road, King City

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

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Extension Letter, dated March 13, 2025](#)  
[Exhibit C - Board of Supervisors Resolution No. 23-128, dated April 18, 2023](#)

**4. PLN250151 - EHLEN-KUKIO LLC**

Administrative hearing to consider action on the construction of an 800 square foot detached Accessory Dwelling Unit.

**Project Location:** 3150 Midwood Ln, 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](#)