

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, May 20, 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](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 May 20, 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, May 19, 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. PLN130516-AMD1-EXT1-EXT2 - BIG SUR PRESERVATION ALLIANCE LLC**

Administrative hearing to consider action on a second three year extension to a previously approved Combined Development Permit, PLN130516, as amended by PLN130516-AMD1, and extended by PLN130516-AMD1-EXT1, that allowed construction of a single family dwelling (approximately 8,160 square feet) with an attached garage (approximately 558 square feet); a detached accessory dwelling unit (approximately 980 square feet) with an attached garage/mechanical room (approximately 765 square feet); a ground mounted solar photovoltaic system (approximately 3,250 square feet); a detached generator shed (approximately 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading. This permit includes minor design changes to the previously approved single family dwelling, garage & mechanical room and accessory dwelling unit; and removal of one (1) additional planted Cypress tree (6" in diameter).

**Project Location:** 62200 Highway 1, Big Sur

**Proposed CEQA action:** Consider the previously adopted Mitigated Negative Declaration, together with the addendum and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Planning Commission Res. No. 17-015 \(PLN130516\)](#)  
[Exhibit C - Planning Commission Res. No. 19-027 \(PLN130516-AMD1\)](#)  
[Exhibit D - Chief of Planning Res. No. 22-060 \(PLN130516-AMD1-EXT1\)](#)  
[Exhibit E - Vicinity Map](#)

**2. PLN200176-EXT1 - AVILA MARGARET J TR ET AL & AVILA SAM ET AL**

Administrative hearing to consider action on at two year extension to a previously approved Lot Line Adjustment of Williamson Act lands within Agricultural Preserve No. 72-1 and corresponding Land Conservation Contract No. 72-1 as amended in 1990 between four (4) legal lots of record consisting of 636.8 acres (Assessor's Parcel Number 423-091-025-000), 211.9 acres (Assessor's Parcel Number 423-091-038-000), 321.1 acres (Assessor's Parcel Number 423-091-041-000) and 222.6 acres (Assessor's Parcel Number 424-081-012-000) before the Lot Line Adjustment, resulting in four (4) adjusted parcels consisting of; 519.7 acres (Parcel A), 329 acres (Parcel B), 486.1 acres (Parcel C) and 57.6 acres (Parcel D).

**Project Location:** 101 South Highway 191, San Ardo, & 72125 Jolon Road, Bradley

**Proposed CEQA action:** Find the project categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines section 15305

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Board of Supervisors Resolution No. 24-139](#)  
[Exhibit C - Vicinity Map](#)

**3. PLN250122 - 17 MILE DRIVE LLC**

Administrative hearing to consider action on the construction of an 800 square foot detached Accessory Dwelling Unit, an after-the-fact design approval for the construction of 1,082 linear feet of retaining walls, and development within 750 feet of known archaeological resources.

**Project Location:** 3349 17 Mile Drive, 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](#)

**4. PLN250203 - BAXTER JAMES ROBERT & YEN KIM**

Administrative hearing to Consider the construction of a 9,342 square foot two-story single-family dwelling with an 889 square foot attached garage, and associated site improvements including the removal of 26 Monterey Pine.

**Project Location:** 34 Poppy Lane, Pebble Beach, Del Monte Forest Land Use Plan.

**Proposed CEQA action:** Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to CEQA Guidelines section 15162.

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

**5. PLN250221 - COWELL JOHN F IV TR**

Administrative hearing to consider construction of a 5,810 square foot single-family dwelling, 685 square foot attached garage, 1,194 square foot barn and associated site improvements, including the removal of 2 Coast Live Oak trees.

**Project Location:** 62 Chamisal Pass, Carmel

**Proposed CEQA action:** Consider an Addendum together with the Santa Lucia Preserve Subdivision Environmental Impact Report (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Addendum](#)  
[Exhibit D - Arborist Report \(County of Monterey Library No. LIB260103\)](#)

**6. PLN250356 - GARDNER EMILY SARAH ET AL (T-MOBILE)**

Administrative hearing to consider the co-location of a wireless communications facility with associated improvements, including an increase in the height of the 62 feet monopole to 70 plus feet in height.

**Project Location:** 58 Asoleado Drive, Carmel Valley.

**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](#)