

County of Monterey

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



Meeting Agenda - Final

Wednesday, December 6, 2023

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 6, 2023 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 5, 2023. 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. PLN220296 - JANUS LLC**

Allow establishment of commercial cannabis activities consisting of cultivation, nursery, self-distribution, third party processing and non-volatile manufacturing within existing and proposed greenhouses and/or warehouses (approx. 515,774 square feet).

Project Location: 22900 Fuji Lane, Salinas, CA, Greater Salinas Area Plan

Proposed CEQA Action: Consider an Addendum together with a previously adopted Initial Study/Mitigated Negative Declaration per California Environmental Quality Act (CEQA) Guidelines Section 15164.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Operations Plans](#)
 [Exhibit C - North Monterey County Cannabis Facilities Projects](#)
 [Initial Study/Negative Declaration](#)
 [Exhibit D - Initial Study Addendum](#)
 [Exhibit E - Traffic Analysis](#)
 [Exhibit F - Staff's Cannabis CEQA Checklist](#)
 [Exhibit G - Vicinity Map](#)

2. PLN230020 - JOHNSON L EDWARD JR TR & MCDERMOTT KAREN TR

Consideration of a restoration plan to abate unpermitted tree removal, construction of a 1,109 square foot addition to an existing single family dwelling, construction of 1,200 square foot Accessory Dwelling Unit, associated site improvements and development within 750 feet of known archaeological resources.

Project Location: 1148 Porque Lane, Pebble Beach

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Facilities, and Section 15303, New Structures, of the CEQA Guidelines.

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

3. PLN230129 - COOPER DAVID TREVOR

Consider the construction of a 2,283 square foot single family dwelling with a 624 square foot attached garage, 68 square foot front porch, a 294 square foot wood deck, and associated site improvements.

Project Location: 26135 Laureles Grade, Carmel Valley

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

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

4. PLN190209 - POSTEL LAURA A

Consider construction of a one-story single family dwelling with attached two-car garage (Approx. 2,884 sq. ft.), detached accessory dwelling unit (Approx. 1,200 sq. ft), detached tack and hay building (Approx. 200 sq. ft.), detached horse shelters (Approx. 200 sq. ft.), and a riding arena (Approx 16,000 sq. ft.). Garding of approximately 620 cu. yd. of cut and no fill.

Project Location: 8330 Via Madalena, Carmel Valley

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

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Carmel Valley LUAC Minutes \(September 21, 2020\)](#)
 [Exhibit C - Vicinity Map](#)

5. PLN230012 - VALDEZ CISNEROS JUAN JOSE & CISNEROS MARIA

Consider a Lot Line Adjustment between two legal lots of record consisting of: Parcel A, containing 0.59 acres (25,700 Sq. Ft.) and Parcel B, containing 0.09 acres (4,106 Sq. Ft.); resulting in two parcels containing 0.567 acres (Adjusted Parcel A) and 0.11 acres (Adjusted Parcel B), respectively.

Project Location: 24673 & 24681 Grant Street, Chualar, Central Salinas Valley Area Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305.

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

6. PLN230222 - KLAUSMEIER DANIEL E & PABLO PILAR L TRS

Consider the construction of a 4,774 square foot single family dwelling, a detached 719 square accessory dwelling unit with an attached 750 square foot garage and associated site improvements including a driveway, patios, terraces, fire pit and pickleball court.

Project Location: 33 Rancho San Carlos Rd., Carmel

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15303, New Structures, of the CEQA Guidelines.

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

7. PLN210313-AMD1 - HOLLAND GEORGE L & DANA R TRUST

Consider Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval allowing an addition and remodel of a two-story single family dwelling within 750 feet of known archaeological resources. The amendment includes an increase of a 190 square foot addition, 270 square foot front terrace, 63 square foot shed roof, relocation of the rooftop terrace, modification

of the outdoor staircase (from 30 sq. ft. spiral to 72 sq. ft. staircase), and incorporation of beige stone cladding accents.

Project Location: 3363 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Sections 15301.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Chief of Planning Resolution No. 22-039](#)
 [Exhibit C - Vicinity Map](#)

8. PLN220104-AMD1 - BERRY NANCY A

Consider a Minor and Trivial Amendment to a Coastal Administrative Permit allowing construction of a test well for irrigation within 750 feet of known archaeological resources. The amendment consists of the removal of Condition of Approval No. 7, which required all well spoils be stockpiled above ground and trucked offsite.

Project Location: 48234 Highway 1, Big Sur

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

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - HCD Chief of Planning Resolution 23-019](#)
 [Exhibit C - Vicinity Map](#)

9. PLN230171 - CULLEN DIANE M TRUST

Consider a major remodel and a 1,843 sq. ft. addition, inclusive of an attached garage, to an existing 2,458 sq. ft. two story single family dwelling within 750 feet of known cultural resource. The project includes site improvements consisting of grading of approximately 15 cu. yds. cut/29 cu. yds. fill and a 120 square foot shed.

Project Location: 161 Spindrift Road, Carmel, Carmel Area Land Use Plan, Coastal Zone.

Proposed CEQA action: Find the project Categorically Exemption pursuant to CEQA Guidelines sections 15301 and 15303.

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