

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, May 6, 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 6, 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 5, 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. PLN250158 - WHITNEY JAMES T & DORIS TRS**

Administrative hearing to consider action on the installation of a test well for irrigation purposes within 750 feet of a known archaeological resource.

**Project Location:** 217 Upper Walden Road, Carmel, CA

**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](#)  
[Exhibit B - Vicinity Map](#)

**2. PLN210077-EXT1 - SUNSET FARMS INC.**

Administrative hearing to consider action on a four-year permit extension to the expiration date of a previously approved Lot Line Adjustment (Board of Supervisors Resolution No. 21-385, HCD-Planning File No. PLN210077) among four legal lots of record.

**Project Location:** 301 Neponset Road, Marina

**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 - Board of Supervisors Resolution No. 21-385, dated November 02, 2021 Corrected December 22, 2021](#)

**3. PLN260012 - LAKESIDE ORGANIC GARDENS LLC**

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 19.126 acres (Assessor's Parcel Number 117-231-049-000) and Parcel B, approximately 1 acre (Assessor's Parcel Number Assessor's Parcel Numbers 117-231-050-000), resulting in two lots of 2.58 acres (Adjusted Parcel A) and 17.546-acres (Adjusted Parcel B).

**Project Location:** 182 Lewis Road Units 1-30, Royal Oaks, CA

**Proposed CEQA action:** Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

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

**4. PLN250040-AMD1 - GILL JAGROOP S TR**

Administrative hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition,

363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

**Project Location:** 1483 Padre Lane, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Vicinity Map](#)  
[Exhibit C - Chief of Planning Resolution No. 25-053, dated October 15, 2025](#)

**5. PLN140625-EXT1-EXT2 - BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)**

Administrative hearing to consider a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

**Project Location:** 38025 Rocky Creek Road, Big Sur

**Proposed CEQA action:** Consider a previously adopted EIR and prepared Addendum, 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 - Zoning Administrator Resolution No. 990440](#)  
[Exhibit D - Chief of Planning Resolution No. 020073](#)  
[Exhibit E - Chief of Planning Resolution No. 040077](#)  
[Exhibit F - Zoning Administrator Resolution No. 13-041](#)  
[Exhibit G - Zoning Administrator Resolution No. 15-033](#)