

County of Monterey

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



Meeting Agenda - Final

Wednesday, August 6, 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 August 6, 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, August 5, 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. PLN210180-EXT1 - AHST 211 LLC**

Administrative hearing to consider a three-year permit extension to a previously approved Combined Development Permit (PLN210180) that allowed construction of 76 multi-family housing units, development within the “S” zoning district, development on slopes in excess of 25%, removal of 82 Coast Live Oak trees, and an Amendment to PLN170765 to change the configuration and number of units of multi-family dwellings on Lot 5.

Project Location: 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey

Proposed CEQA action: Consider a previously certified Environmental Impact Report, and finding 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 - Extension Request Letter, dated May 26, 2025](#)
 [Exhibit C - Planning Commission Resolution No. 22-016, dated June 29, 2022](#)

2. PLN220114-AMD1 - SKINNER ROBERT J JR & STEFANIE A

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow constructing 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit. **Project Location:** 1151 Sombria Ln, 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 - Resolution No. 22-083 , 120722](#)

3. PLN240175 - COLSON ERIC TR ET AL

Administrative hearing to consider construction of an 831 square foot accessory dwelling unit and associated site improvements.

Project Location: 1507 Viscaino Rd, 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](#)