

County of Monterey

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



Meeting Agenda - Final

Wednesday, June 26, 2024

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 June 26, 2024 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, June 25, 2024. 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. PLN230306 - SPEDDING RANDI M OSNAS ET AL (PLOG)**

Consider allowing construction of a 1,920 square foot pre-manufactured single family dwelling on a permanent foundation with a 770 square foot uncovered deck, a 960 square foot pre-manufactured accessory dwelling unit on a permanent foundation with a 152 square foot uncovered deck, and a 727 square foot detached garage. Site improvements include the creation of a driveway and approximately 42 cubic yards of cut and 36 cubic yards of fill.

Project Location: 270 W Carmel Valley Rd, Carmel Valley, CA

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, New Construction, and no exceptions pursuant to section 15300.2 can be made.

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

2. PLN230034 - SINGLETON PROPERTIES LLC

Consider an Amendment to a previously approved Combined Development Permit (PC92216) to allow the removal of two existing 24 foot tall wooden wireless communication towers with associated equipment and construction of a new 23 foot tall metal tower for future location of a wireless communication facility.

Project Location: 67602 Hwy 198, San Lucas

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Photo Simulations](#)
 [Exhibit C - Planning Commission Resolution 93-039](#)
 [Exhibit D - Vicinity Map](#)

3. PLN220297 - VAN SPYK ROBERT & ELLEN TRS

Administrative hearing to consider the demolition of an existing 320 square foot attached garage and modification/addition to an existing 289 square foot lower level bedroom resulting in an attached two story 800 square foot accessory dwelling unit with a 214 square feet deck and a 12 square foot covered porch. Site improvements include grading of approximately 8.4 cubic yards of cut.

Project Location: 24507 SAN MATEO AVE, Carmel (APN: 009-041-064-000), Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorical Exemption pursuant to CEQA Guidelines section 15303.

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

4. PLN230022 - JANG HARRY K & MARISA S TRS

Consider the construction of a 3,254 square foot two-story single family dwelling with an attached 420 square foot garage and a 948 square foot accessory dwelling unit.

Project Location: 24813 Eastfield Pl., Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions to the exemptions pursuant to CEQA Guidelines section 15300.2.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Geotechnical Report \(LIB240053\)](#)
[Exhibit C - Vicinity Map](#)

5. PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and previous Addendum.

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Vicinity Map](#)
[Exhibit C - Planning Commission Resolution No. 18-012](#)
[Exhibit D - Mitigated Negative Declaration \(SCH No. 2012061087\) and Addendum](#)

6. PLN230333 - SPEARS JOSEPH & KIRSTEN TRS

Consider construction of a 5,489 square foot two-story single-family dwelling with 740 square foot attached garage and a 959 square foot accessory dwelling unit. Site improvements include removal of 114 pine trees.

Project Location: 1455 Lisbon Court, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Consider a previously Certified Final Environmental Impact Report pursuant to CEQA Guidelines Section 15162.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

[Exhibit C - Del Monte Forest Local Coastal Program Amendment and PBC Concept Plan FEIR](#)