

County of Monterey

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



Meeting Agenda - Final

Wednesday, January 21, 2026

**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 January 21, 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, January 20, 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 Secretaría 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

SCHEDEDUL MATTERS**1. PLN250024 - TUT BROTHERS ESTATES LLC**

Administrative hearing to consider a Lot Line Adjustment between four legal lots of record consisting of Lot 2 (1.31 acres), Lot 3 (1.26 acres), Lot 4 (1.14 acres), and Lot 5 (1.39 acres), resulting in Adjusted Lot 2 (1.61 acres), Adjusted Lot 3 (1.29 acres), Adjusted Lot 4 (1.0 acre) and Adjusted Lot 5 (1.12 acres).

Project Location: 14012, 14022, 14032 and 14042 Vista Verde Drive, Royal Oaks

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

2. PLN250162 - CUERVO HOLDINGS LP (T-MOBILE)

Administrative hearing to consider the co-location of a wireless communications facility at 29-foot height on an existing 50-foot tall monopole with associated improvements.

Project Location: 51950 Pine Canyon Rd, King City.

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](#)

3. PLN230251 - SNYDER NANCY & SANDERS CAROLYN A AND BRITTON JACK ROBERT TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of records: Parcel 1 [41.33-acres; Assessor's Parcel Number 257-091-011-000] in the City of Soledad and Parcel 2 [33.93-acres; Assessor's Parcel Number 257-091-009-000] in the County of Monterey, resulting in two parcels containing 45.68 acres (Adjusted Parcel 1) and 29.58 acres (Adjusted Parcel 2).

Project Location: No address assigned, located at the intersection of Gabilan Drive and San Vicente Road, Soledad

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 and there are no exceptions under Section 15300.2.

Attachments: [Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)