

County of Monterey

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



Meeting Agenda - Final

Wednesday, February 19, 2025

**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 DATE 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, DATE. 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. PLN240059 - LUKSIK DANIEL & JANET S TRS**

Administrative hearing to consider allowing the establishment of commercial cannabis activities consisting of mixed-light cultivation, nursery, self-distribution, self and third-party processing and non-volatile manufacturing within existing greenhouses (approx. 145,576 square feet) and an existing 3,200 square foot storage building.

Project Location: 50 Zabala Road, Salinas, CA

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.pdf](#)

[Exhibit C - Initial Study-Negative Declaration](#)

[Exhibit D - Initial Study Addendum](#)

[Exhibit E - Staff's Cannabis CEQA Checklist](#)

[Exhibit F - Applicant's CEQA Checklist](#)

[Exhibit G - Vicinity Map](#)

2. PLN240112 - BRADLEY JUSTIN & HALLEH ENTEKHABI TRS AND SCARDINA PETER ANTHONY ET AL

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel 1 (98.5 acres) and Parcel 2 (3.4 acres), resulting in two lots containing 97 acres (Adjusted Parcel 1) and 4.9 acres (Adjusted Parcel 2).

Project Location: 20665 & 20775 Cachagua Road, Carmel Valley

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15305, and that none of the exceptions pursuant to section 15300.2 apply.

Attachments:

[Staff Report](#)

[Exhibit A - Draft Resolution](#)

[Exhibit B - Vicinity Map](#)

3. PLN240204 - ACHIRO MICHAEL & SHAMIRAN TRS
Administrative hearing to consider additions of more than 10% of internal floor area to an existing two-story single-family dwelling; including new construction of a 390 square foot bedroom; conversion of a 125 square foot upstairs balcony into interior living space and a 659 square foot attached garage.
Project Location: 3301 17 Mile Drive Unit 5, Pebble Beach
Proposed CEQA action: Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions under section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A – Project Data Sheet](#)
 [Exhibit B – Draft Resolution](#)
 [Exhibit C – Vicinity Map](#)