

# **Monterey County**

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



## **Meeting Agenda - Final**

**Wednesday, October 5, 2022**

**8:00 AM**

**1441 Schilling Place  
Salinas, CA 93901**

### **Administrative Permit**

*Craig Spencer, Chief of Planning*

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 October 5, 2022 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, October 4, 2022. 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. PLN200224 - BARNES**

Administrative Permit & Design Approval for construction of a 2,745 square foot single family dwelling with a 736 square foot attached garage and a 1,200 square foot detached workshop.

**Project Location:** 11760 Camino Escondido, Carmel Valley

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines.

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

**2. PLN210265 - LESZCZYNSKI, ZYGMUNT (ESTATE OF), BUENA VISTA GRANGE NO. 564, AND WILLIAM T. TARP AND RODNEY KARL NEUBERT TRUST**

Administrative hearing to consider an even exchange Lot Line Adjustment between three parcels (0.5 acre, 0.5 acre, 30.4 acres) adjusting lot lines to correct for structures encroaching onto property lines and resulting in no change of parcel size.

**Project Location:** 518, 520 and 524 River Road, Salinas CA 93908

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines sec. 15305(a)

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - AAC Meeting Minutes for July 28 2022](#)  
                          [Exhibit C - Vicinity Map](#)

**3. PLN220064 - MOOSEKIAN BERJ G & DORENE D ADAMO TRS**

Administrative hearing to consider allowing an exterior remodel and construction of a 416 square foot addition to an existing 2,774 square foot single-family dwelling, conversion of an existing 438 square foot bedroom into a junior accessory dwelling unit and rebuild an existing 164 square foot deck.

**Project Location:** 24692 Dolores St., Carmel, CA 93923 (Assessor's Parcel Number 009-101-023-000)

**Proposed CEQA action:** Find the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Staking and Flagging Photos](#)  
                          [Exhibit C - Vicinity Map](#)

**4. PLN220031 - LAZARES DAVID & CYNTHIA TRS**

Administrative hearing to consider construction of a 5,496 square foot two-story single-family dwelling, an attached 816 square foot garage, and associated site improvements including an entry gate and the removal of 30 Monterey pines and Coast live oaks.

**Project Location:** 3150 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA action:** Consider a previously Certified FEIR.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A – Draft Resolution](#)  
                          [Exhibit B – Vicinity Map](#)  
                          [Exhibit C - DMF PBC FEIR](#)

**5. PLN170225 - COASTAL FARMS, LLC**

Administrative hearing to allow the establishment of a commercial cannabis facility, inclusive of cultivation, distribution and nursery within existing greenhouse space (approximately 11,346 square feet).

**Project Location:** 35 and 65 Kortright Lane, Aromas, CA 95004 (Assessor's Parcel Number 267-012-009-000), North County Area Plan

**Proposed CEQA action:** Considering the North Monterey County Cannabis Facilities Projects Initial Study/Negative Declaration (IS/ND) (HCD-Planning File No. REF220024), per California Environmental Quality Act (CEQA) Guidelines Section 15164

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