

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, February 15, 2023**

**8:00 AM**

**Government Center  
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 February 15, 2023 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, February 14, 2023. 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. PLN210343 - SPYGLASS HILL PARTNERS LLC**

Consider the construction of a two-story single family dwelling with an attached three-car garage (Approx. 5,599 sq. ft.) and removal of 26 Monterey pine trees and 8 Coast live oak trees. Site improvements include grading consisting of approximately 800 cu. yds. of cut and 370 cu. yds. of fill.

**Project Location:** 3158 Stevenson Dr., Pebble Beach, CA

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)  
                          [Exhibit C - Del Monte Forest Local Coastal Program Amendment](#)

**2. PLN220024 - SPYGLASS HILL PARTNERS LLC**

Consider the construction of a 5,556 square foot single family dwelling, 912 square foot attached garage, 899 square foot Accessory Dwelling Unit, and associated site improvements including the removal of 45 Monterey pines and Coast live oaks and 510 cubic yards of net grading.

**Project Location:** 3154 Stevenson Dr., Pebble Beach, CA

**Proposed CEQA action:** Consider the previously certified Final Environmental Impact Report for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)  
                          [Exhibit C - Del Monte Forest Pebble Beach Company Final EIR](#)

**3. PLN220290 - ROBERT LOUIS STEVENSON SCHOOL**

Administrative hearing to consider placement of seven temporary modular classroom buildings, totaling approximately 6000 square feet, on the softball field. The modular buildings will be used during reconstruction of an existing classroom building.

**Project Location:** 3152 Forest Lake Road, Pebble Beach

**Proposed CEQA action:** Categorical Exemption pursuant to CEQA Guidelines Sections 15304 and 15314.

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

**4. PLN220100 - DILLINGER & BREWSTER**

Administrative hearing to consider allowing construction of a two-story single family dwelling with attached two-car garage, attached guesthouse and covered breezeways (approximately 3,731 square feet). The project includes site improvements consisting of removal of one Coast live oak tree and grading of approximately 605 cubic yards of cut and 375 cubic yards of fill.

**Project Location:** 31 Potrero Trail Carmel, Santa Lucia Preserve Phase C

**Proposed CEQA action:** Consider a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15162

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)  
                          [Exhibit C - Arbortist Report \(LIB220205\)](#)

**5. PLN200266-AMD1 - GURRIES (CALIFORNIA AMERICAN WATER CO)**

Administrative hearing to consider Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN200266) to allow: 1) Coastal Development Permit for 1,400 linear feet of water line; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area; 3) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 4) Coastal Development Permit to allow development within the Big Sur critical viewshed. Amended to allow up to 1,100 linear feet of the 2-inch water line to be undergrounded and 200 linear feet above ground.

**Project Location:** 35681 Highway 1, Carmel

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Planning Commission Resolution No. 21-037](#)  
                          [Exhibit C - Vicinity Map](#)