

# **County of Monterey**

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



## **Meeting Agenda - Final**

**Wednesday, March 1, 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 March 01, 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 28, 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. PLN220008 - MARTIN BILL AND JIMA AND NICHOLAS MANZI**

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel 4, approximately 8.62 acres (Assessor's Parcel Number 267-141-035-000) and Parcel 2, approximately 2.51 acres (Assessor's Parcel Number 267-141-033-000). The adjustment would result in two parcels of 9.63 acres (Adjusted Parcel 4) and 1.50 acres (Adjusted Parcel 2), respectively.

**Project Location:** 18264 & 18274 Murphy Hill Road, Aromas

**Proposed CEQA action:** Find the project Categorically Exempt per CEQA Guidelines section 15305

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

**2. PLN220364 - MILLER**

Administrative Hearing to consider construction of a 5,169 square foot two-story single family dwelling with a 350 square foot attached garage (the main residence includes 3,268 square feet main level, 1,901 square feet upper level), 322 square feet of covered porch, 455 square foot covered entry; a 1,000 square foot detached master suite, a 1,213 square foot detached gym, new swimming pool, spa, courtyard, new motor court, new landscape areas, 119 square feet of retaining walls; grading of approximately 940 cubic yards of cut & 420 cubic yards of fill.

**Project Location:** 38 Tehama, Tehama Phase 1, lot 25 Carmel

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

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

**3. PLN220291 - GRUEN**

Administrative hearing to consider the construction of a 3,715 square foot single family dwelling, 1,280 square foot attached garage, 1,200 square foot detached Accessory Dwelling Unit, a 970 square foot detached barn, landscape hardscape, terraces and walkways, four site retaining walls (46' x 20", 56' x 18", 25' x 18", and 27' x 36"), new driveway, and new water tank. Grading to consist of 1,250 cubic yards of excavation and 1,090 cubic yards of fill.

**Project Location:** 23 Vasquez Trail, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-121-010-000)

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303

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

**4. PLN220081 - BARTLETT PROPERTY HOLDINGS C LLC**

Administrative hearing to consider Lot Line Adjustment between two legal lots of record consisting of Lot 10, approximately 5.00 acres (Assessor's Parcel Number: 157-171-075-000) and Lot 12, approximately 3.00 acres (Assessor's Parcel Number: 157-171-012-000), resulting in Adjusted Lot 10, 5.13 acres and Adjusted Lot 12, 2.87 acres, respectively.

**Project Location:** 5474 and 5472 Quail Way, Carmel

**Proposed CEQA action:** Finding the project Categorically Exempt pursuant to Section 15305 of the CEQA Guidelines

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

**5. PLN220269 - MALAKAN**

Administrative hearing to consider the construction of a 6,445 square foot multi-level single family dwelling with attached guest wing, a 1,095 square foot attached garage and a 1,121 square foot deck. Colors and materials consist of smooth stucco siding (grey-white and darker grey); Primavera natural thin stone (tan); asphalt shingles roofing materials (black), and Douglas fir rafter tails.

**Project Location:** 7870 Monterra Oaks Road, Monterey, (APN: 259-161-008-000)

**Proposed CEQA action:** Categorically Exempt pursuant to CEQA Guidelines Section 15303

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

**6. PLN180558 - WESTERN TRANSPLANTING LLC**

Administrative hearing to consider allowing commercial cannabis cultivation and nursery, self-distribution and processing within 176,590 square feet of greenhouses, a metal building and storage containers.

**Project Location:** 25700 Encinal Road, Salinas

**Proposed CEQA action:** Consider an adopted Mitigated Negative Declaration and Addendum

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Operations Plan](#)  
                          [Exhibit C - CEQA Consistency Checklist](#)  
                          [Exhibit D - Multi-Site Cannabis Initial Study/Mitigated Negative Declaration and Addendum](#)  
                          [Exhibit E - Vicinity Map](#)