

County of Monterey

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



Meeting Agenda - Final

Wednesday, February 21, 2024

8:00 AM

**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 February 21, 2024 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 20, 2024. 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. PLN230359 - BASTIAN DANIEL TR & BASTIAN ANGELA TR**

Administrative hearing to consider Administrative Permit and Design Approval to allow a 5,586 square foot single-family dwelling with a 755 square foot attached garage and roof deck; new outdoor kitchen with fire pit; new in-ground pool & spa with separate sauna; and new driveway with new hardscape & landscape. Colors and materials to consist of gravel ballast grey roof, red cedar with natural finish exterior siding, silver travertine exterior entry wall, concrete retaining walls, plaster cement with earth toned finish soffits and aluminum with dark bronze finish windows, doors, fascia & trim. Grading consists of 2350 cubic yards cut/500 cubic yards fill.

Project Location: 35 Pronghorn Run, Carmel (APN: 239-091-054-000)

Proposed CEQA action: CEQA Section 15303(a)

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

2. PLN220199 - SILVERIE PROPERTIES LLC

Administrative hearing to consider the construction of a 3,862 square foot single-family dwelling and an attached 875 square foot garage with a second story 875 square foot story accessory dwelling unit, associated site improvements, and the removal of 1 Coast live oak tree.

Project Location: 7599 Paseo Vista, Monterey, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and that none of the exceptions listed under section 15300.2 apply.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - VicinityMap](#)

3. PLN230050 - PETRI JOHN ANTHONY TR

Coastal Administrative Permit to allow construction of a metal barn (Approx. 1,500 sq. ft.).

Project Location: 385 Paradise Rd, Salinas

Proposed CEQA action: Find the project qualifies for Class 3 Categorical Exemption pursuant to section of the 15303 CEQA Guidelines.

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

4. PLN230099 - ZAMORA-ROCHA ARTURO ADRIAN ET AL

Consider a Restoration Permit to partially clear Code Enforcement violation (23CE00097) to allow restoration of unpermitted grading on slopes greater than 25%; grading of approximately 140 cubic yards of cut and 130 cubic yards of fill.

Project Location: 193 Strawberry Canyon Rd, Royal Oaks

Proposed CEQA action: Find the project Categorical Exempt pursuant to Section 15304 of the CEQA Guidelines.

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

5. PLN190117-EXT1 - RALEY RICHARD R

Consider an extension of previously approved Combined Development Permit PLN120276, as extended by PLN160150 and amended by PLN190117, that allowed construction of a 4,338 square foot two-story single family dwelling including an attached 509 square foot garage, 216 square foot second story deck, and 1,412 square feet of flatwork; conversion of an existing 1,603 square foot single family dwelling into a guesthouse, art studio, and storage, and to allow the structure to exceed the 12 foot height limit by 10 feet; demolition of an existing 360 square foot guesthouse within an existing 485 square foot structure and retaining 485 square feet as a detached garage; modifications to the driveway design and addition of 3 guest parking spaces; development within 100 feet of Environmentally Sensitive Habitat; and development within 750 feet of a known archeological resource.

Project Location: 170 Spindrift Road, Carmel, Carmel Highlands Area, Carmel Area Land Use Plan, Coastal Zone.

Proposed CEQA action: Find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and Section 15061(b)(3).

Attachments: [Staff Report](#)
[Exhibit A - Draft Resolution](#)
[Exhibit B - Zoning Administration Resolution No. 13-014 \(Combined Development Permit PLN120276\)](#)
[Exhibit C – Administrative Resolution No. 16-017 \(Permit Extension, PLN160150\)](#)
[Exhibit D – Administrative Resolution No. 19-058 \(Minor and Trivial Amendment, PLN120276\)](#)
[Exhibit E - Negative Declaration](#)
[Exhibit F - Vicinity Map](#)

6. PLN230157 - BTL LLL INVESTMENTS LIMITED PARTNERSHIP

Coastal Administrative Permit and Design Approval to allow demolition of a 1,582 square foot portion of an existing single family dwelling, 559 square feet of existing decks and a 163 square foot porch; and construction of a 2,664 square foot single family dwelling addition, 279 square foot entry porch, 367 square foot terrace and associated site improvements, including interior and exterior modifications, all within 750 feet of a known archaeological resource.

Project Location: 3194 Del Ciervo Road, Pebble Beach

Proposed CEQA action: Finding the project Categorical Exempt pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made.

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

7. PLN160801-AMD1 - VALLEY MIST LLC

Consider a Minor and Trivial Amendment to previously approved Use Permit (PLN160801) allowing 89,376 square feet of canopy area for mixed-light cannabis cultivation within existing greenhouses, 65,556 square feet of canopy area for nursery operations within existing greenhouses and non-volatile manufacturing within an existing 5,301 square foot metal building in the Farmland zoning district. This amendment would increase the canopy area by 65,000 square feet and result in a total canopy square footage of approximately 220,000 square feet, which will be within the existing greenhouse footprint.

Project Location: 145 Zabala Road, Salinas, Greater Salinas Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301.

Attachments: [Staff Report](#)
 [Exhibit A - Draft Resolution](#)
 [Exhibit B - Operational Plan](#)
 [Exhibit C - Planning Commission Resolution No. 18-004](#)
 [Exhibit D - Vicinity Map](#)