County of Monterey

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

Meeting Agenda - Final

Wednesday, October 7, 2026
8:00 AM

Government Center
1441 Schilling Place
Salinas, CA 93901

Administrative Permit

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:
Para obtener información sobre La Ley Ralph M. Brown, siga el siguiente enlace:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

FEE SCAM ALERT: Be aware of a fake invoice scam, if you receive an unexpected invoice related to a county project, call the County Permit Center at 831-755-5025 to confirm its authentic.

ALERTA DE ESTAFA DE TARIFAS: Tenga cuidado con las estafas de facturas falsas, si recibe una factura inesperada relacionada con un proyecto del condado, llame al Centro de Permisos del Condado al 831-755-5025 para confirmar su autenticidad.

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 7, 2026, 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 6, 2026. 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. PLN150372-EXT1 - RIVER VIEW AT LAS PALMAS LLC

Administrative hearing to consider a three-year extension to a previously approved Combined Development Permit (PLN150372) consisting of 1) Vesting Tentative Map to create 27 residential lots, four low-income units, including two moderate income units, and an open space parcel; and 2) Use Permit to allow development on slopes in excess of 25% for subdivision improvements.

Project Location: End of Woodridge Court (Las Palmas), Salinas, Toro Area Plan

Proposed CEQA action: Consider a previously certified Final Subsequent Environmental Impact Report (FSEIR) as augmented in September 2023 for the River View Project (SCH#2017031025) and find that the Permit Extension does not require a subsequent environmental document, pursuant to CEQA Guidelines sections 15162 or 15163.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - PC Res. No. 24-005
Exhibit C - BOS Res. No. 24-282
Exhibit D - BOS Res. No. 24-350
Exhibit E - BOS Res. No. 24-349
Exhibit F - Vicinity Map

2. PLN250383 - DIAZ-MEDINA JAIME ET AL

Administrative hearing to consider action on the conversion of an existing 840 square foot detached into an accessory dwelling unit.

Project Location: 260 Osborn Road, Royal Oaks, North County Land Use Plan, Coastal Zone

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and there are no exceptions under Section 15300.2

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

3. PLN140648-AMD1 - GABILAN OAKS LLC (T-MOBILE)

Administrative Hearing to consider a Minor and Trivial Amendment to Use Permit (PLN140648) which approved a wireless communication facility consisting of a 76-foot tall monopine tower with 9 panel antennas, a 900 square foot equipment shelter and a 120 linear foot fence. This amendment includes a 12-foot-high tower extension to allow collocation of 6 antennas and 6 radios and the installation of associated ground equipment for T-Mobile.

Project Location: 475 San Juan Grade Road, Salinas, CA 93906

Proposed CEQA Action: Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines section 15301, and that none of the exceptions from Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

4. PLN250390 - BTL LLL INVESTMENTS LIMITED PARTNERSHIP

Administrative hearing to consider action on a significant remodel of a 5,104 square-foot single-family dwelling and construction of a 500 square foot addition within 750 feet of a known archaeological resource.

Project Location: 3194 Del Ciervo Road, Pebble Beach, CA

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map

5. PLN260013 - RINGER CHEYENNE KRISTINE & RINGER JUSTIN ROBERT

Continued from September 2, 2026, Administrative hearing, consider a restoration plan for environmentally sensitive habitat areas and abate Code Enforcement Case No. 25CE00039.

Project Location: 636 Hall Road, Royal Oaks

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15333 and no exceptions apply pursuant to Section 15300.2.

Attachments: Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map