

# **Monterey County**

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



## **Meeting Agenda - Final**

**Wednesday, September 21, 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 September 21, 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, September 20, 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. PLN200102 - FALTERSACK FRED H TR**

Administrative hearing to consider an Administrative Permit to allow transient use of a residential property (single-family dwelling and guesthouse) for remuneration, commonly known as a short-term rental.

**Project Location:** 103 Village Lane, Carmel Valley, CA 93924, Carmel Valley Master Plan, (Assessor's Parcel Number 189-211-012-000).

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

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Vicinity Map](#)  
                          [Exhibit C - LUAC Minutes, dated August 1, 2022](#)

**2. PLN200175 - LOM**

Administrative hearing to consider construction of a 1,267 square foot single family dwelling, 351 square foot portico and veranda, 780 square foot detached garage and removal of 2 oak trees.

Project Location: 433 Unit D Corral de Tierra Road, Salinas

Proposed CEQA action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

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

**3. PLN220148 - VENTRE AND NEESE**

Consider construction of a 3,570 square foot single family dwelling, 721 square foot detached carport, 102 square foot storage unit, 1,044 square foot accessory dwelling unit (ADU) and associated site improvements including a spa, plunge pool, landscaping and the removal of 11 Oak trees.

**Project Location:** 2 Arrowmaker Trace, Carmel, CA 93923

**Proposed CEQA action:** Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A – Project Data Sheet](#)  
                          [Exhibit B - Draft Resolution](#)  
                          [Exhibit C – Addendum to the certified Fin](#)  
                          [Exhibit D - SLP FEIR](#)  
                          [Exhibit E - Arborist Report](#)  
                          [Exhibit F - Vicinity Map](#)

**4. PLN210039 - SCHULTZ CARL R & COLLEEN Y**

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A (2.5 acres, Assessor's Parcel Number 127-051-040-000) and Parcel B (2.78 acres, Assessor's Parcel Number 127-051-041-000) resulting in Parcel 1 (2.78 acres) and Parcel 2 (2.5 acres), respectively.

**Project Location:** 7254 & 7248 Valle Pacifico Road, Salinas, CA 93907

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

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

**5. PLN170203 - DEL REAL**

Consider commercial cannabis operations to use 1) three existing greenhouses and reconstruct three greenhouses previously demolished at the site for commercial cannabis cultivation (approximately 260,000 square feet) and/or nursery; 2) two existing packing sheds and construction of one (1) new shed/warehouse for processing and non-volatile manufacturing (approximately 107,760 square feet); and 3) distribution of products produced on-site. The project includes creation of three tenant spaces. Each of the three (3) spaces will contain greenhouses, processing and non-volatile manufacturing facilities and distribution facilities.

**Project Location:** 26800 Encinal Road, Salinas (Assessor's Parcel Number 137-061-029-000), Greater Salinas Area Plan.

**Attachments:**     [Staff Report](#)  
                          [Exhibit A - Draft Resolution](#)  
                          [Exhibit B - Project Data Sheet](#)  
                          [Exhibit C – CEQA Consistency Checklist for Cultivation Facilities and Operations Plan](#)  
                          [Exhibit D - Multi-Site Cannabis IS-MND & Addendum](#)  
                          [Exhibit E - Vicinity Map](#)

**6. PLN180180-AMD1 - LOWELL SR LLC (20800 SPENCE ROAD LLC)**

Administrative hearing to consider Minor & Trivial Amendment to a previously approved Administrative Permit (PLN180180) which allowed indoor cultivation, mixed light cultivation, nursery, processing ancillary to cultivation, non-volatile manufacturing, volatile extraction, distribution and third-party processing of cannabis as a use of similar character, density & intensity to other uses allowed in the Heavy Industrial Zoning District. This amendment will also allow for 3rd party processing and distribution to occur.

**Project Location:** 20800 Spence Road, Salinas, CA 93908

**Proposed CEQA action:** Consider Addendum together with adopted Initial Study Mitigated Negative Declaration

**Attachments:**     [Staff Report](#)  
                             [Exhibit A - Draft Resolution](#)  
                             [Exhibit B - Chief of Planning Resolution 21-015](#)  
                             [Exhibit C - Vicinity Map](#)