



# County of Monterey Administrative Permit

**Item No.3**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: AP 25-018**

**March 19, 2025**

**Introduced:** 3/10/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

## **PLN240107 - CHAMISAL FAMILY PARTNERSHIP LTD ET AL**

Administrative hearing to consider a Minor Amendment to a previously approved Use Permit (PC1584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse, and swimming pool. This Amendment would allow for the conversion of two existing tennis courts into eight pickleball courts, the addition of three new pickleball courts, and the future conversion of one existing tennis court into four pickleball courts.

**Project Location:** 185 Robley Rd, Salinas

**Proposed CEQA action:** Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

## RECOMMENDATIONS

It is recommended that the Chief of Planning adopt a resolution to:

1. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Minor and Trivial Amendment to a previously approved Use Permit (PC01584) that allowed the establishment of the Chamisal Tennis and Fitness Club consisting of 14 courts, a clubhouse and swimming pool. This Amendment would allow for the conversion of two tennis courts into eight pickleball courts, the addition of three pickleball courts, and future conversion of one tennis courts into four additional pickleball courts (total of 25 tennis or pickleball courts).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

## PROJECT INFORMATION

**Agent:** Stephen Lyon

**Property Owner:** Robert Mitchell

**APN:** 416-321-017-000

**Parcel Size:** 9 acres

**Zoning:** PQP/B-8-VS

**Plan Area:** Toro

**Flagged and Staked:** No

**Project Planner:** Joseph Alamenda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

### SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment to a previously approved Use Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On March 19, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, March 18, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Planning Commission.

### OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval

- Attachment 2 - Plans

Exhibit C - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner (WOC); Robert Mitchell, Property Owners; Stephen Lyon, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Planning File PLN240107