



Administrative Permit

Legistar File Number: AP 26-007

January 07, 2026

Introduced: 1/2/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250007 - SHANNON SARITA & SHANNON JOHN AND CARLSON NICHOLAS TODD TR & WINFIELD LARAMIE SKYLAR TR

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

Project Location: 54 and 58 Unit A Calera Canyon Road, Salinas, CA 93908

Proposed CEQA action: Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find that the Lot Line Adjustment qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and that none of the exceptions set forth in Section 15300.2 apply.; and
- b. Approve a Lot Line Adjustment between two legal lots of record consisting of Parcel A, approximately 2.23 acres (Assessor's Parcel Number 416-361-012-000) and Parcel B, approximately 13.70 acres (Assessor's Parcel Number 416-361-051-000), resulting in a 2.73-acre parcel (Adjusted Parcel 1) and 13.20-acre parcel (Adjusted Parcel 2).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION

Agent: N/A

Property Owners: John and Sarita Shannon, Nicholas Todd Carlson and Laramie Skylar Winfield
APN: 416-361-012-000 (Parcel A), 416-361-051-000 (Parcel B)

Parcel Size: 2.23 acres (Parcel A), and 13.70 acres (Parcel B)

Zoning: Rural Density Residential, with Building Site 8 and Design overlays, or "RDR/B-8-D", and Rural Density Residential, with Building Site 8 and Visual Sensitivity overlays, or "RDR/B-8-VS".

Plan Area: Toro Area Plan

Flagged and Staked: N/A

SUMMARY

Staff is recommending approval of a Lot Line Adjustment 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 January 7th, 2026, 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, January 6th, 2026. 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 Board of Supervisors.

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: Jordan Evans-Pollockow, Assistant Planner, x7065

Reviewed and Approved by: Jacquelyn N. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Lot Line Adjustment Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Jacquelyn M. Nickerson, Principal Planner; John & Sarita Shannon, Property Owners; Interested Parties; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250007