

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

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**Application Title:** LEE ROBERT MERIE & CATHERINE JOYCE TRS

**File No:** [PLN170275](#)

**Decision Date:** 02/21/2018

**Entitlement:** Administrative Permit

**Location:** 8078 LAKE PL, CARMEL, CA 93923

**Parcel No:** 157-081-025-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

**Description**

Administrative Permit and Design Approval to allow the construction of a one-story 3,073 square foot single family dwelling with an attached 587 square foot two-car garage and removal of two (2) planted Oak trees. No grading or fill proposed. The property is located 8078 Lake Place, Carmel (Assessor's Parcel Number 157-081-025-000), Carmel Valley Master Plan.

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**Application Title:** BESHOFF RAYMOND LEWIS & ELIZABETH ANN TRS

**File No:** [PLN170651](#)

**Decision Date:** 02/22/2018

**Entitlement:** Permit Amendment

**Location:** 29300 HWY 1, CARMEL, CA 93923

**Parcel No:** 241-071-002-000

**Planning Area:** Carmel LUP

**Current Status:** Cleared

**Description**

Amendment to previously approved Coastal Development Permit (PLN050591) to allow: 1) Reducing the square footage of lower deck from 424 to 226 square feet and modify deck stairs; 2) Relocating and modifying previously approved barbeque & fireplace; 3) Removing 463 square foot covered entry walkway (Pergola); 4) Replacing and widening concrete driveway, net reduction 195 square feet; 5) Remodeling Garage 2 to include a studio, bath and deck with trellis; 6) Updating Garage 1 by adding new doors and windows, siding and roof; 7) Replacing propane tank; 8) Revising site walls to create a courtyard at entry; 9) Changing roofing, window pattern changes, and changes to wall materials and colors, of previously approved Design Approval (PLN150884). The property is located at 29300 Highway 1, Carmel (Assessor's Parcel Number 241-071-002-000), Carmel Land Use Plan, Coastal Zone.

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**Application Title:** 1536 VENADERO LLC (PENN)

**File No:** [PLN170198](#)

**Decision Date:** 02/22/2018

**Entitlement:** Combined Development Permit

**Location:** 1536 VENADERO RD, PEBBLE BEACH, CA 93953

**Parcel No:** 008-422-012-000

**Planning Area:** Del Monte Forest LUP

**Current Status:** Condition Compliance

**Description**

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site; and 2) a Variance to exceed the 9,000 square feet impervious surface limit in the Pescadero Watershed by 553 square feet for Assessor's Parcel Number 008-422-012-000. The property is located at 1536 Venadero Road, Pebble Beach (Assessor's Parcel Numbers 008-422-012-000 & 008-422-013-000), Del Monte Forest Land Use Plan, Coastal Zone.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

**Application Title:** SANKARLINGAM VELCHAMY ET AL

**File No:** [PLN170540](#)

**Decision Date:** 03/08/2018

**Entitlement:** Use Permit

**Location:** 2813 17 MILE DR, PEBBLE BEACH, CA 93953

**Parcel No:** 007-133-001-000

**Planning Area:** Greater Monterey Peninsula

**Current Status:** Condition Compliance

### Description

Use Permit and Design Approval for the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks) and for the construction of a two-story 3,300 square foot single family residence with attached two-car garage, retaining walls and a steel fence with gate. The property is located at 2813 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-133-001-000), Greater Monterey Peninsula Area Plan.

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**Application Title:** DI NEMI ALESSIA UCELLI & DI NEMI FRANCO UCELLI

**File No:** [PLN170649](#)

**Decision Date:** 03/14/2018

**Entitlement:** Combined Development Permit

**Location:** 25930 CANADA DR, CARMEL, CA 93923

**Parcel No:** 015-042-004-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

### Description

Combined Development Permit consisting of: 1) After-the-fact Use Permit for grading on slopes in excess of 25%; 2) After-the-fact Use Permit for an removal of 4 oak trees and 3) Administrative Permit and Design Approval to allow the construction of 2,438 square foot two-story single family dwelling and 111 linear feet of wooden and I-Beam retaining wall ranging from 5 feet to 8 feet high. The property is located at 25930 Canada Drive, Carmel (Assessor's Parcel Number 015-042-004-000), Carmel Valley Master Plan.

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**Application Title:** MCCAHERN G ANDREW & LAURIE A MCCAHERN TRS (LADYBUG FARMS LLC)

**File No:** [PLN170127](#)

**Decision Date:** 03/14/2018

**Entitlement:** Use Permit

**Location:** 1400 SAN JUAN RD, ROYAL OAKS, CA 95076

**Parcel No:** 267-031-008-000

**Planning Area:** North County

**Current Status:** Condition Compliance

### Description

Use Permit to allow approximately 715,000 square feet of medical cannabis cultivation in existing greenhouses, and approximately 6,000 square feet of processing/manufacturing in an existing building. The property is located at 1400 San Juan Road, Royal Oaks (Assessor's Parcel Number 267-031-008-000), North County Area Plan.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

**Application Title:** WOMACK SCOTT TR

**File No:** [PLN170815](#)

**Decision Date:** 03/21/2018

**Entitlement:** Administrative Permit

**Location:** 4 WILD BOAR RUN, CARMEL, CA 93923

**Parcel No:** 239-102-005-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

**Description**

Administrative Permit and Design Approval (PLN170815) for construction of a 5,914 square foot single family residence with attached 597 square foot garage, 560 square foot pool, 1560 cubic yards of grading. The property is located at 4 Wild Boar Run, Carmel (Assessor's Parcel Number 239-102-005-000), Carmel Valley Master Plan.

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**Application Title:** PAN CHAO ZHEN TR

**File No:** [PLN170480](#)

**Decision Date:** 03/21/2018

**Entitlement:** Administrative Permit

**Location:** 27340 SCHULTE RD, CARMEL, CA 93923

**Parcel No:** 169-181-049-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

**Description**

Administrative Permit and Design Approval to allow the construction of a 1,984 square foot addition and 517 square foot garage to an existing 2,937 square foot single family dwelling. The property is located at 27340 Schulte Road, Carmel (Assessor's Parcel Number 169-181-049-000), Carmel Valley Master Plan.

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**Application Title:** KEIG DANIEL J TR

**File No:** [PLN170343](#)

**Decision Date:** 03/21/2018

**Entitlement:** Restoration

**Location:** 200 CREST RD, CARMEL, CA 93923

**Parcel No:** 241-221-012-000

**Planning Area:** Carmel LUP

**Current Status:** Condition Compliance

**Description**

Full Restoration Plan to clear Code Violation (16CE00334) and completely restore area of unpermitted tree removal. Restoration Plan will result in re-forestation replanting to its previous forested state. The property is located at 200 Crest Road, Carmel (Assessor's Parcel Number 241-221-012-000), Carmel Land Use Plan, Coastal Zone.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

**Application Title:** PATTERSON MACKENZIE C JR & JUNGWIRTH CAROL S

**File No:** [PLN170911](#)

**Decision Date:** 03/28/2018

**Entitlement:** Combined Development Permit

**Location:** 25345 TIERRA GRANDE DR, CARMEL, CA 93923

**Parcel No:** 169-363-009-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

**Description**

Combined Development Permit consisting of an: 1) Administrative Permit and Design Approval to allow a new 2,000 square foot one-story single family dwelling with a 522 square foot deck, a 576 square foot detached garage; and 2) Use Permit for the removal of 5 Oak trees. The property is located at 25345 Tierra Grande Drive, Carmel (Assessor's Parcel Number 169-363-009-000), Carmel Valley Master Plan.

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**Application Title:** AT&T SERVICES INC

**File No:** [PLN170718](#)

**Decision Date:** 03/29/2018

**Entitlement:** Combined Development Permit

**Location:** 1557 CYPRESS DR, PEBBLE BEACH, CA 93953

**Parcel No:** 008-401-001-000

**Planning Area:** Del Monte Forest LUP

**Current Status:** Condition Compliance

**Description**

Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow an after-the-fact 725 square foot Accessory Dwelling Unit; 2) Coastal Development Permit to allow after-the-fact development within 750 feet of a known archaeological resource; and 3) Variance for exceeding 15-foot maximum height by 2 feet. The property is located at 1557 Cypress Road, Pebble Beach (Assessor's Parcel Number 008-401-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

**Application Title:** SALIB ANTHONY

**File No:** [PLN170468](#)

**Decision Date:** 04/11/2018

**Entitlement:** Combined Development Permit

**Location:** 25575 CHIQUITO PL, CARMEL, CA 93923

**Parcel No:** 015-052-026-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

**Description**

Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a new 2,939-square foot two-level single family dwelling, a 508-square foot attached garage, a 587-square foot deck/covered patio and associated grading; and 2) Use Permit for development on slopes exceeding 25%. The property is located at 25575 Chiquito Place, Carmel (Assessor's Parcel Number 015-052-026-000), Carmel Valley Master Plan.

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**Application Title:** CORTOPASSI HEIDE S TR

**File No:** [PLN170428](#)

**Decision Date:** 04/11/2018

**Entitlement:** Combined Development Permit

**Location:** 255 HWY 1, CARMEL, CA 93923

**Parcel No:** 241-182-020-000

**Planning Area:** Carmel LUP

**Current Status:** Pending Approved

**Description**

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow a) demolition of existing 961 square foot one-story single-family residence, b) 278 square foot addition of living area to the newly constructed first floor, new 872 square foot second story, c) new 724 square foot detached two-car garage, d) 51 linear foot retaining walls and planter, e) planted garage roof with non-invasive native vegetation, f) grading of approximately 240 cubic yards of cut and 22 cubic yards of fill; 2) Variance to allow a) reduction of front setback for the main structure from 30 feet to 6-feet 7-inches and b) reduction of front setback for the non-habitable accessory structure from 50 feet to 5-feet 5 inches; and; 3) Coastal Development Permit to allow development a) within 100 feet of environmentally sensitive habitat (ESHA); b) within 50 feet of a coastal bluff; c) on slopes 30% or greater; and d) within 750 feet of known archaeological resources. The property is located at 255 Highway 1, Carmel (Assessor's Parcel Number 241-182-020-000), Carmel Land Use Plan, Coastal Zone.

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**Application Title:** JENSEN DONALD E & BEVERLY A

**File No:** [PLN170598](#)

**Decision Date:** 04/12/2018

**Entitlement:** Variance

**Location:** 3861 BALLANTREE LN, AROMAS, CA 95004

**Parcel No:** 141-131-003-000

**Planning Area:** North County

**Current Status:** Condition Compliance

**Description**

Variance to allow a reduction of the front setback from 50 feet to 20 feet for the construction of a detached barn. The property is located at 3861 Ballantree Lane, Aromas (Assessor's Parcel Number 141-131-003-000), North County Area Plan.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

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**Application Title:** RUHNKE-SABATIER FRANCOISE & RUHNKE HENRY P JR

**File No:** [PLN170759](#)

**Description**

Administrative Permit and Design Approval to allow the construction of a 3,189 square foot single family dwelling, a 836 square foot detached garage, a 600 square foot swimming pool, and grading (approximately 1,950 cubic yards of cut and 1,950 cubic yards of fill). The property is located at 50 Encina Drive, Carmel Valley (Assessor's Parcel Number 187-041-063-000), Carmel Valley Master Plan.

**Decision Date:** 04/18/2018

**Entitlement:** Administrative Permit

**Location:** 50 ENCINA DR, CARMEL VALLEY, CA 93924

**Parcel No:** 187-041-063-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Condition Compliance

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**Application Title:** BALL DAVID M & SARAH E

**File No:** [PLN170845](#)

**Description**

Coastal Administrative Permit and Design Approval to allow an 868 square foot addition to an existing 4,576 square foot single family dwelling. The property is located at 1230 Silver Court, Pebble Beach (Assessor's Parcel Number 008-533-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

**Decision Date:** 04/18/2018

**Entitlement:** Coastal Administrative Permit

**Location:** 1230 SILVER CT, PEBBLE BEACH, CA 93953

**Parcel No:** 008-533-007-000

**Planning Area:** Del Monte Forest LUP

**Current Status:** Pending Approved

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# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

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**Application Title:** COX BRADLEY D & COX MUTSUYO TRS

**File No:** [PLN160341](#)

**Decision Date:** 05/09/2018

**Entitlement:** Combined Development Permit

**Location:** 29003 ROBINSON CYN RD, CARMEL, CA 93923

**Parcel No:** 416-021-043-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Pending Approved

### Description

Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow the construction of a new 5,870 square foot single family dwelling, 2,546 square feet of covered porches with a 1,011 square foot attached garage, and a 1,500 square foot detached barn; and 2) Use Permit to allow the removal of 19 protected (Oak) trees. The property is located 29003 Robinson Canyon Road, Carmel (Assessor's Parcel Number 416-021-043-000), Carmel Valley Master Plan.

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**Application Title:** HICKS SARAH LEE ANN & KELLY DANIEL BARTON

**File No:** [PLN170640](#)

**Decision Date:** 05/10/2018

**Entitlement:** Combined Development Permit

**Location:** 180 WALKER VALLEY RD, CASTROVILLE, CA 95012

**Parcel No:** 131-101-033-000

**Planning Area:** North County LCP

**Current Status:** Pending Approved

### Description

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow construction of a 2,272 square foot two-story single family dwelling, a 976 square foot attached garage, and a 1,500 gallon septic tank; 2) Coastal Development Permit to allow development on slopes greater than 25% in North County Coastal Zone; and 3) Coastal Development Permit to allow removal of (5) five Oak trees. The property is located at 180 Walker Valley Road, Castroville (Assessor's Parcel Number 131-101-033-000), North County Land Use Plan, Coastal Zone.

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**Application Title:** BARRETT FAMILY HOLDINGS LLC

**File No:** [PLN170803](#)

**Decision Date:** 05/10/2018

**Entitlement:** Coastal Development Permit

**Location:** 3154 17 MILE DR, PEBBLE BEACH, CA 93953

**Parcel No:** 008-271-004-000

**Planning Area:** Del Monte Forest LUP

**Current Status:** Pending Approved

### Description

Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow the construction of a 550-square foot laundry room (expanding existing utility room) within 750 feet of a known archaeological resource; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at 3154 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-004-000), Del Monte Forest Land Use Plan, Coastal Zone.

# Monterey County Resource Management Agency Planning

## Discretionary Projects Decided Year-To-Date

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**Application Title:** BERARDO STEVAN C & LYNN A CO TRS

**File No:** [PLN170732](#)

**Decision Date:** 05/16/2018

**Entitlement:** Administrative Permit

**Location:** 24963 OUTLOOK LN, CARMEL, CA 93923

**Parcel No:** 015-521-012-000

**Planning Area:** Carmel Valley Master Plan

**Current Status:** Pending Approved

**Description**

Administrative Permit and Design Approval to allow the partial demolition of an existing two-story 2,594 square foot residence and construction of a new 3,860 square foot two-story residence, 639 square foot attached garage and 1,158 square foot deck. The property is located at 24963 Outlook Lane, Carmel (Assessor's Parcel Number 015-521-012-000), Carmel Valley Master Plan.

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**Application Title:** GRAU ANDRES RAFAEL & FRANKI A

**File No:** [PLN160216](#)

**Decision Date:** 05/16/2018

**Entitlement:** Permit Extension

**Location:** 68375 JOLON RD, LOCKWOOD, CA 93932

**Parcel No:** 423-061-065-000

**Planning Area:** South County

**Current Status:** Pending Approved

**Description**

Four-year Permit Extension of PLN060711 (Resolution No. 10-003) consisting of a Minor Subdivision Tentative Map to allow the division of a 160-acre parcel into four (4) 40-acre parcels. The property is located at 68375 Jolon Road, Lockwood (Assessor's Parcel Number 423-061-065-000), South County Area Plan.