

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: COUNTY OF MONTEREY PUBLIC WORKS DEPT (HWY 1 CLIMBING LANE)

File No: [PLN110289](#)

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit for the construction of a climbing lane on northbound State Route 1 from Carmel River Bridge to through the Carmel Valley Road intersection to connect with the existing climbing lane on northbound State Route 1 north of Carmel Valley Road; upgrading of the wooden signal poles at the intersection of State Route 1 and Carmel Valley Road; and grading of approximately 16,670 cubic yards of cut and 5,750 cubic yards of fill; and 2) a Coastal Development Permit for the removal of 31 trees greater than 6 inches in diameter (which includes one double-trunked Coast Live Oak, Arroyo Willows and Black Cottonwoods). The proposed improvement is within existing Caltrans right-of-way along State Route 1 from Carmel River Bridge through the Carmel Valley Road intersection; Carmel, Greater Monterey Peninsula Area Plan, Coastal Zone.

Decision Date: 02/23/2017

Entitlement: Combined Development Permit

Location: 9999 PLACEHOLDER ADDRESS, MONTEREY, CA 9394

Parcel No: 000-000-000-000

Planning Area: Carmel LUP

Current Status: Condition Compliance

Application Title: KRECHUNIAK AISHA & NOORZOY HAMID

File No: [PLN160270](#)

Description

Use Permit to allow the removal of four Monterey Pine and three Oak trees; and Design Approval to allow the construction of a 2,781 square foot two-story single family dwelling with an attached 500 square foot two -car garage and grading (approximately 1,084 cubic yards of cut/74 cubic yards of fill). The property is located at 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-009-000), Greater Monterey Peninsula Area Plan.

Decision Date: 02/23/2017

Entitlement: Use Permit

Location: 2889 17 MILE DR, PEBBLE BEACH, CA 93953

Parcel No: 007-201-009-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

March/2017

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: NORTH MONTEREY HEIGHTS CORP (H Y H CORPORATION ET AL)

File No: [PLN160817](#)

Description

Conformance Determination pursuant to Section 8.13 of the Revised Rancho San Juan Specific Plan (dated Nov. 7, 2005) and Second Administrative Project Amendment to amend Condition No. 139 of the Combined Development Permit (Board of Supervisors Resolution No. 04-425) as amended by the previously adopted Administrative Project Amendment (Resolution No. 080209) and to adjust Figure 3-1 (Circulation Plan) in the Revised Rancho San Juan Specific Plan to re-align an emergency access road from Reza Drive to the intersection of Butterfly Boulevard and Jasmine Drive in the Butterfly Village Project. The property is located at 664 Harrison Road (Assessor's Parcel Number 113-212-044-000), Salinas, Greater Salinas Area Plan.

Decision Date: 04/19/2017

Entitlement: Permit Amendment

Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED, CA 99999

Parcel No: 113-212-044-000

Planning Area: Greater Salinas

Current Status: Condition Compliance

Application Title: VAN STIRUM CARLA TR AND BRANT GARY M

File No: [PLN160430](#)

Description

Lot Line Adjustment between two legal lots of record consisting of one (1) 418.52-acre parcel (Assessor's Parcel Numbers 416-028-025-000 and 416-028-027-000; owned by Brant) and one (1) .480-acre parcel (Assessor's Parcel Number 416-024-028-000; owned by Van Stirum) resulting in two lots of record: Parcel A (1.04 acres- Van Stirum) and Parcel B (417.96 acres- Brant). The properties are located at 28100 Robinson Canyon Road and 8720 River Meadow Road, Carmel (Assessor's Parcel Numbers 416-024-028-000; 416-028-025-000; and 416-028-027-000), Carmel Valley Master Plan.

Decision Date: 04/19/2017

Entitlement: Lot Line Adjustment

Location: 8720 RIVER MEADOW RD, CARMEL, CA 93923

Parcel No: 416-024-028-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Application Title: CARMEL HOLDINGS LLC

File No: [PLN150636](#)

Description

Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within 50-feet of a coastal bluff; 2) Coastal Development Permit to allow development on slopes in excess of 30%; 3) Coastal Development Permit to allow development within 100-feet of environmentally sensitive habitat; and 4) Design Approval of a 48-foot long and 16 to 20 foot tall bluff stabilization wall. The property is located at 30590 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-004-000), Big Sur Coast Land Use Plan, Coastal Zone.

Decision Date: 04/26/2017

Entitlement: Coastal Development Permit

Location: 30590 AURORA DEL MAR, CARMEL, CA 93923

Parcel No: 243-331-004-000

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: CATLIN RICHARD M JR (BIG SUR CANNABOTANICALS)

File No: [PLN160803](#)

Decision Date: 06/14/2017

Entitlement: Use Permit

Location: 26352 CARMEL RANCHO LN, CARMEL, CA 93923

Parcel No: 015-012-055-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Use Permit to allow a medical cannabis dispensary use. The property is located at 26352 Carmel Rancho Lane Suite 100, Carmel (Assessor's Parcel Number 015-012-055-000), Carmel Valley Master Plan in the Carmel Rancho Shopping Center.

Application Title: SMYTHE JUDY & SCOT

File No: [PLN170064](#)

Decision Date: 06/14/2017

Entitlement: Combined Development Permit

Location: 8 GOODRICH TRAIL, CARMEL, CA 93923

Parcel No: 239-102-021-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the construction of a 4,975 square foot two-story single family dwelling with a 1,067 square foot attached garage, a detached 545 square foot guesthouse with an attached shed and handicap access and approximately 1036 cubic yards of grading (700 cubic yards of cut and 336 cubic yards of fill), and 2) a Use Permit to allow the removal of 26 protected Oak trees. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan.

Application Title: TAORMINA WILLIAM COSMO & CYNTHIA LYNN TAORMINA TRS

File No: [PLN160197](#)

Decision Date: 06/21/2017

Entitlement: Coastal Development Permit

Location: 25080 HATTON RD, CARMEL, CA 93923

Parcel No: 009-153-002-000

Planning Area: Carmel LUP

Current Status: Condition Compliance

Description

Coastal Administrative Permit and Design Approval to allow a 2,140 square foot rear addition to an existing historically significant single family dwelling; and a Coastal Administrative Permit and Design Approval to allow demolition of a legal non-conforming guesthouse and construction of a 416 square foot detached guesthouse with a 749 square foot attached garage. The property is located at 25080 Hatton Road, Carmel (Assessor's Parcel Number 009-153-002-000), Carmel Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: LEA JEFFREY J & LEA JEAN S TRS

File No: [PLN160730](#)

Decision Date: 06/21/2017

Entitlement: Administrative Permit

Location: 24825 VIA MALPASO, CARMEL, CA 0

Parcel No: 259-092-003-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

Description

Administrative Permit and Design Approval to allow construction of a 4,543 square foot single family dwelling with a 987 square foot attached garage, fire pit, bocce court, a 417 linear foot retaining wall and a ground mounted solar photovoltaic system (288 modules); and an Administrative Tree Removal Permit to allow the removal of two Oak trees. The property is located at 24825 Via MalPaso, Carmel (Assessor's Parcel Number 259-092-003-000), Greater Monterey Peninsula Area Plan.

Application Title: PACANSKY THOMAS J & BEVERLY J

File No: [PLN160786](#)

Decision Date: 06/21/2017

Entitlement: Coastal Administrative Permit

Location: 4028 RONDA RD, PEBBLE BEACH, CA 93953

Parcel No: 008-191-015-000

Planning Area: Del Monte Forest LUP

Current Status: Cleared

Description

Coastal Administrative Permit and Design Approval to allow a 536 square foot addition to an existing single family dwelling. The property is located at 4028 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-191-015-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: MCANDREWS BRIAN P & ELISE M HOLSCHUH TRS

File No: [PLN160790](#)

Decision Date: 06/21/2017

Entitlement: Administrative Permit-CMB

Location: 5 GOODRICH TRAIL, CARMEL, CA 93923

Parcel No: 239-102-018-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Administrative Permit and Design Approval to allow construction for a 3,803 square foot single family dwelling, 598 square foot guesthouse, a detached 1,050 square foot garage, 2,185 square foot covered porches, hardscapes, architectural site walls, retaining walls, driveway, sunken spa court, spa and removal of 1 coast live oak tree (9.2" diameter). The property is located at 5 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-018-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: PEBBLE BEACH COMPANY

File No: [PLN170324](#)

Decision Date: 06/21/2017

Entitlement: Minor and Trivial Amendment

Location: 1541 CYPRESS DR, PEBBLE BEACH, CA 93953

Parcel No: 008-401-018-000

Planning Area: Del Monte Forest LUP

Current Status: Condition Compliance

Description

Minor and Trivial Amendment to a previously approved Coastal Administrative Permit (PLN140818) to allow the installation and use of an approximately 12,320 square foot tent structure as a temporary conference facility. This minor amendment would increase the square footage by 2,146 square feet to 14,466 square feet and revise the timeframe of use from February 18, 2015 - February 18, 2018, to July 1, 2017 - August 1, 2019. The property is located at 1541 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-401-018-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: PATTERSON RICHARD & ANN K

File No: [PLN170126](#)

Decision Date: 06/28/2017

Entitlement: Use Permit

Location: 3078 FOREST WAY, PEBBLE BEACH, CA 93953

Parcel No: 007-692-005-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

Description

Design Approval for a construction of a 3,090 square foot single family dwelling with a 590 square foot attached garage, 233 square foot side patio, 79 square foot porch and 188 square foot deck and Use Permit for removal of six Monterey Pine trees. The project includes grading of 379 cubic yards of cut and 27 cubic yards of fill. The property is located at 3078 Forest Way, Pebble Beach (Assessor's Parcel Number: 007-692-005-000), Greater Monterey Peninsula Area Plan.

Application Title: PORTER FAMILY PARTNERSHIP ET AL

File No: [PLN160483](#)

Decision Date: 06/29/2017

Entitlement: Minor and Trivial Amendment

Location: 9550 CARMEL VALLEY RD, CARMEL, CA 93923

Parcel No: 169-234-007-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Design Approval for a mini-storage facility in an existing retail space at the Mid-Valley Shopping Center. The property is located at 9550 Carmel Valley Road, Building 2, Carmel (Assessor's Parcel Number 169-234-007-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: NICOLA ANTHONY

File No: [PLN160765](#)

Decision Date: 07/05/2017

Entitlement: Administrative Permit

Location: 190 CALLE DE LOS AGRINEMSOR, CARMEL VALLEY

Parcel No: 189-401-007-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Administrative Permit and Design Approval to allow the construction of a 1,720 square foot single family dwelling with a 1,104 square foot attached garage, 484 square feet of decking, site retaining walls, installation of an onsite septic facility, and associated grading (121 cubic yards of cut and 95 cubic yards of fill) and an Administrative Tree Removal Permit to allow removal of one 15-inch and one 13-inch Oak tree. The property is located at 190 Calle De Los Agrinemsors, Carmel Valley (Assessor's Parcel Number 189-401-007-000), Carmel Valley Master Plan.

Application Title: JESKA IONA F TR

File No: [PLN170090](#)

Decision Date: 07/05/2017

Entitlement: Permit Amendment

Location: 36 CRAZY HORSE CYN RD, SALINAS, CA 93907

Parcel No: 125-243-067-000

Planning Area: North County

Current Status: Condition Compliance

Description

Minor Amendment to a previously approved Use Permit for a wireless facility (PLN000387) to increase the height of the pole from 20 feet to 28 feet; the installation of 7 remote radio units on a new ground mounted unistruct rack and 4 new panel antennas. The property is located at 36 Crazy Horse Canyon Road, Salinas (Assessor's Parcel Number 125-243-067-000), North County Area Plan.

Application Title: LARSEN RICHARD H & LARSEN DARYL M TRS (LARSEN 2007 TRUST)

File No: [PLN150133](#)

Decision Date: 07/12/2017

Entitlement: Combined Development Permit

Location: 55 RILEY RANCH RD A, CARMEL, CA 93923

Parcel No: 243-112-015-000

Planning Area: Carmel LUP

Current Status: Pending Approved

Description

A Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow rehabilitation of an existing 3,020 square foot single family dwelling with restoration, new railing on the existing 220 square foot roof deck, including an 81 square foot addition, and new 524 square foot two-car garage; and 2) Coastal Administrative Permit and Design Approval to allow construction of a new 3,173 square foot single family dwelling with a 506 square foot two-car garage; and, 3) Coastal Development Permit for development within 750' of an archaeological resource. The property is located at 55 A Riley Ranch Road, Carmel (Assessor's Parcel Number 243-112-015-000), Carmel Area Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: REID JEFFREY S & ELIZABETH A AND COVINGTON SCOTT & STEPHANIE

File No: [PLN150219](#)

Description

Lot Line Adjustment between 3 legal lots consisting of: Parcel A (Assessor's Parcel Number 127-341-041-000/3.74 acres), Parcel C (Assessor's Parcel Number 127-341-043-000/1 acre), and Parcel D (Assessor's Parcel Number 127-341-044-000/1 acre), resulting in an even exchange of 4,500 square feet for each parcel respectively. The properties are located at 6765 Langley Canyon Road, 6769 Langley Canyon Road, and 6771 Langley Canyon Road, North County Area Plan.

Decision Date: 07/19/2017

Entitlement: Lot Line Adjustment

Location: 6771 LANGLEY CYN RD, SALINAS, CA 93907

Parcel No: 127-341-041-000

Planning Area: North County

Current Status: Condition Compliance

Application Title: SWEENEY MICHAEL & ELIZABETH

File No: [PLN160778](#)

Description

Administrative Permit and Design Approval to allow the construction of a 3,201 square foot one-story single family dwelling, a 1,550 square foot detached garage, a 600 square foot detached guesthouse, retaining walls and 1,498 square foot covered porch area; and an Administrative Permit to allow grading of 1,100 cubic yards of cut and 425 cubic yards of fill. No tree removal proposed. The property is located at 12 Potrero Trail, Carmel (Assessor's Parcel Number 239-111-001-000), Greater Monterey Peninsula Area Plan and Carmel Valley Master Plan.

Decision Date: 07/19/2017

Entitlement: Administrative Permit

Location: 12 POTRERO TRL, CARMEL, CA 93923

Parcel No: 239-111-001-000

Planning Area: Greater Monterey Peninsula|Carmel Valley Master Plan

Current Status: Condition Compliance

Application Title: AVILA MARGARET & AVILA MARJARET J TR

File No: [PLN160805](#)

Description

Administrative Permit for the replacement of an existing mobile home functioning as a second unit with a new manufactured home (accessory to the agricultural use of the property). The property is located off of Alvarado Road, San Ardo, (Assessor's Parcel Number 423-081-038-000), on the west side of Highway 101, South County Area Plan.

Decision Date: 07/19/2017

Entitlement: Administrative Permit

Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED, CA 99999

Parcel No: 423-081-038-000

Planning Area: South County

Current Status: Condition Compliance

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: RAJAGOPALAN VIDYA & SRIBALAN SANTHANAM TRS

File No: [PLN170497](#)

Description

Coastal Administrative Permit to allow a test well prior to construction of a single family dwelling. The property is located at 31613 Highway 1, Carmel (Assessor's Parcel Number 243-221-019-000), Carmel Area Land Use Plan, Coastal Zone.

Decision Date: 07/19/2017

Entitlement: Coastal Administrative Permit

Location: 31613 HWY 1, CARMEL, CA 93923

Parcel No: 243-221-019-000

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Application Title: III HOLDINGS LLC

File No: [PLN170549](#)

Description

Coastal Administrative Permit for a test well. The property is located at 37820 Highway 1, Monterey (Assessor's Parcel Number 418-111-010-000), Big Sur Coast Land Use Plan, Coastal Zone.

Decision Date: 07/19/2017

Entitlement: Coastal Administrative Permit

Location: 37820 HWY 1 HWY, MONTEREY, CA 93940

Parcel No: 418-111-010-000

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Application Title: HILLTOP RANCH & VINEYARD LLC ET AL (CIMA COLINA WINERY)

File No: [PLN170488](#)

Description

Appeal to Administrative Interpretation of the Zoning Ordinance. The property is located at 62 East Carmel Valley Road including Units A & B, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 & 197-011-015-000), Carmel Valley Master Plan.

Decision Date: 07/26/2017

Entitlement: Appeal of Administrative Interpretation

Location: 62 E CARMEL VALLEY RD A, CARMEL VALLEY, CA 939

Parcel No: 197-011-012-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: HILLTOP RANCH & VINEYARD LLC ET AL (CIMA COLINA WINERY)

File No: [PLN170489](#)

Description

Appeal to Administrative Interpretation of the Zoning Ordinance. The property is located at 62 East Carmel Valley Road including Units A & B, Carmel Valley (Assessor's Parcel Numbers 197-011-012-000, 197-011-013-000, 197-011-014-000 & 197-011-015-000), Carmel Valley Master Plan.

Decision Date: 07/26/2017

Entitlement: Appeal of Administrative Interpretation

Location: 62 E CARMEL VALLEY RD, CARMEL VALLEY, CA 93924

Parcel No: 197-011-012-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

August/2017

Application Title: MOSS LANDING UNION SCHOOL DIST

File No: [PLN170045](#)

Description

Coastal Administrative Permit to allow construction of a test well for a future large water system to provide potable water. The property is located at 1812 Springfield Road, Moss Landing (Assessor's Parcel Number 413-014-001-000), North County Land Use Plan, Coastal Zone.

Decision Date: 08/02/2017

Entitlement: Coastal Administrative Permit

Location: 1812 SPRINGFIELD RD, MOSS LANDING 95039

Parcel No: 413-014-001-000

Planning Area: North County LCP

Current Status: Pending Approved

Application Title: MALLERY TIMOTHY A TR & SAVAGE SYLVIA TR

File No: [PLN170163](#)

Description

Coastal Administrative Permit and Design Approval for the construction of a 480 square foot single family residence to be attached to an existing 560 square foot garage (garage was built with permits before the establishment of the main dwelling unit) and conversion of a 320 square feet of the existing 560 square foot garage into habitable area. The property is located at 3136 Serra Avenue, Carmel (Assessor's Parcel Number 009-082-019-000), Carmel Area Land Use Plan, Coastal Zone.

Decision Date: 08/02/2017

Entitlement: Coastal Administrative Permit

Location: 3136 SERRA AVE, CARMEL, CA 93923

Parcel No: 009-082-019-000

Planning Area: Carmel LUP

Current Status: Pending Approved

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: FIRST BAPTIST CHURCH

File No: [PLN140863](#)

Decision Date: 08/09/2017

Entitlement: Use Permit

Location: 19345 CACHAGUA RD, CARMEL VALLEY, CA 93924

Parcel No: 418-441-006-000

Planning Area: Cachagua

Current Status: Pending Approved

Description

Use Permit to allow the conversion of a single family dwelling into a church within the Resource Conservation zoning district. The project includes a 744 square foot addition to the main level and a 830 square foot basement for use as a youth room. The property is located at 19345 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-441-006-000), Cachagua Area Plan.

Application Title: EL WHY SQUARE LLC

File No: [PLN160117](#)

Decision Date: 08/09/2017

Entitlement: Combined Development Permit

Location: 3168 17 MILE DR, PEBBLE BEACH, CA 93953

Parcel No: 008-491-021-000

Planning Area: Del Monte Forest LUP

Current Status: Pending Approved

Description

Combined Development Permit consisting of: a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage; 2) Coastal Development Permit to allow development within an environmentally sensitive habitat area; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3168 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: CRUZ TOMAS Q & CHARMIDIVINA D TRS

File No: [PLN160695](#)

Decision Date: 08/09/2017

Entitlement: Coastal Development Permit

Location: 1084 SAN MIGUEL CYN RD, ROYAL OAKS, CA 95076

Parcel No: 181-061-035-000

Planning Area: North County LCP

Current Status: Pending Approved

Description

Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record consisting of: Parcel A; 3.42 acres (Assessor's Parcel Number 181-061-035-000) and Parcel B; 21.82 acres (Assessor's Parcel Number 181-061-036-000). The adjustment will result in two parcels of (Lot 1), 13.78 acres and (Lot 2), 11.46 acres, respectively. The properties are located at 1084 (B & J) & 1084 (F & H) San Miguel Canyon Road, Royal Oaks (Assessor's Parcel Numbers 181-061-035-000 and 181-061-036-000), North County Land Use Plan, Coastal Zone.