

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: 1536 CYPRESS DRIVE LLC

File No: [PLN190408](#)

Decision Date: 01/20/2021

Entitlement: Coastal Administrative Permit

Location: 1536 CYPRESS DR, PEBBLE BEACH, CA 93953

Parcel No: 008-411-012-000

Planning Area: Del Monte Forest LUP

Current Status: Condition Compliance

Description

Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1536 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-012-000), Del Monte Forest Land Use Plan, Coastal Zone.

Application Title: CHAPIN DONALD D JR & BARBARA A

File No: [PLN200273](#)

Decision Date: 01/20/2021

Entitlement: Administrative Permit

Location: 560 CRAZY HORSE CYN RD, SALINAS, CA 93907

Parcel No: 125-621-024-000

Planning Area: North County

Current Status: Cleared

Description

Administrative Permit and Design Approval to allow a 7,720 square foot two-story commercial office building with new private driveway and associated site work; grading in the amount of 330 cubic yards cut and 775 cubic yards fill. The property is located at 560 a Crazy Horse Canyon (Assessor's Parcel Number 125-621-024-000), North County Area Plan.

Application Title: AGHA DURELL D TR

File No: [PLN990274](#)

Decision Date: 01/26/2021

Entitlement: Combined Development Permit

Location: 8767 CARMEL VALLEY RD, CARMEL

Parcel No: 169-011-009-000

Planning Area: Carmel Valley Master Plan

Current Status: Pending Approved

Description

Combined Development Permit consisting of: 1) a Standard Subdivision Tentative Map of a 50 acre property into 20 lots ranging in size from 1.1 acres to 8.5 acres, including grading for the construction of a 20-foot wide access road, and 2) a Use Permit for development on slopes greater than 25% (access road). The property is located at 8767 Carmel Valley Road, Carmel (Assessor's Parcel Numbers 169-011-009-000, 169-011-014-000 and 169-011-015-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: EATON ROBERT W (AT&T MOBILITY)

File No: [PLN180362](#)

Decision Date: 03/10/2021

Entitlement: Use Permit

Location: 37501 TASSAJARA RD, CARMEL VALLEY, CA 93924

Parcel No: 418-293-006-000

Planning Area: Cachagua

Current Status: Condition Compliance

Description

Use Permit to allow construction of a wireless communication facility including a 60' monopine tower installed with twelve (12) panel antennas on antenna arrays, four surge suppressors, twenty-two remote radio units (RRU), and one microwave dish; and equipment enclosure (527 square feet) installed with the walk-in cabinet, GPS unit, and diesel generator on a concrete slab. The property is located at 37501 Tassajara Road, Carmel Valley (Assessor's Parcel Number 418-293-006-000), Cachagua Area Plan.

Application Title: CVR HSGE LLC

File No: [PLN180516](#)

Decision Date: 03/10/2021

Entitlement: Permit Extension

Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED 99999

Parcel No: 416-522-017-000

Planning Area: Carmel Valley Master Plan

Current Status: Pending Approved

Description

A request to extend an approved Combined Development Permit, including a Vesting Tentative Map for a subdivision of approximately 218 acres into 12 residential lots and 4 open space parcels, development on slopes greater than 30%, and removal of 193 trees for three years (to expire to expire March 9, 2022). The project was conditioned that a zoning reclassification from MDR/5-D-S to O-D-S, and zoning assignment LDR/B-6-D-S to O-D-S would take effect upon recording the final map. [Original File No. PLN020280; previously extended by under File No. PLN150751]. The properties are located off of Old Ranch Road, Carmel [NO ADDRESS ASSIGNED TO PARCEL; OWNER SHALL CONTACT PUBLIC WORKS] (Assessor's Parcel Numbers 416-522-017-000 & 416-522-020-000), Carmel Valley Master Plan.

Application Title: AUERBACH JONATHAN & JESSIKA

Monterey County Resource Management Agency Planning

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Application Title: SHINHIRA YOSHIHIRO TRS ET AL (VETGROW LLC)

File No: [PLN171054](#)

Decision Date: 03/17/2021

Entitlement: Administrative Permit

Location: 20510 SPENCE RD, SALINAS, CA 93908

Parcel No: 137-021-043-000

Planning Area: Greater Salinas

Current Status: Condition Compliance

Description

Administrative Permit for commercial cannabis cultivation and nursery within established 64,474 square-foot greenhouses. The project includes demolition of existing 91,680 square feet of greenhouse buildings and construction of 75,600 square feet of greenhouse buildings. The property is located at 20510 Spence Road, Salinas (Assessor's Parcel Number 137-021-043-000), Greater Salinas Area Plan.

Application Title: NOURI AFSHIN & KATOUSHA TRS

File No: [PLN200152](#)

Decision Date: 03/17/2021

Entitlement: Administrative Permit

Location: 3835 VIA MAR MONTE, CARMEL, CA 93940

Parcel No: 103-191-001-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

Description

Administrative Permit and Design Approval for the demolition of a 2,585 square foot two-story single family dwelling, a 417 square foot attached garage & a 354 square foot carport; and construction of a 4,447 square foot two-story single family dwelling with a 490 square foot attached garage and 133 square foot upper level balcony. The property is located at 3835 Via Mar Monte, Carmel (Assessor's Parcel Number 103-191-001-000), Greater Monterey Peninsula Area Plan.

Application Title: SIMA BARNYARD LLC (VERIZON WIRELESS)

File No: [PLN190376](#)

Decision Date: 03/25/2021

Entitlement: Use Permit

Location: 26400 CARMEL RANCHO LN, CARMEL, CA 93923

Parcel No: 015-012-061-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Use Permit and Design Approval to allow construction of a 50 foot tall wireless communications tower in form of a water tower to disguise the facility. The property is located at 26400 Carmel Rancho Lane, Carmel (Assessor's Parcel Number 015-012-061-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: CALIFORNIA DEPARTMENT OF TRANSPORTATION (LITTLE SUR RETAINING WALL)

File No: [PLN200100](#)

Description

Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow construction of an approximate 200 linear foot below-grade retaining wall, and 2) Coastal Development Permit to allow development within the Big Sur Critical Viewshed. The project site is located approximately 0.3 miles south of the Little Sur River Bridge, within the State Route 1 right-of-way between post miles 55.7 - 55.9, Big Sur (Assessor's Parcel Number 000-000-000-000), Big Sur Coast Land Use Plan, Coastal Zone.

Decision Date: 04/29/2021

Entitlement: Combined Development Permit

Location: 9999 PLACEHOLDER ADDRESS, PLACEHOLDER ADDI

Parcel No: 000-000-000-000

Planning Area:

Current Status: Condition Compliance

Application Title: NATURAL SELECTION FOODS LLC (ROADSIDE VENTURES LLC)

File No: [PLN200171](#)

Description

Use Permit to allow outdoor activities to include live music and selling of wine and beer located at Earthbound Farms. The property is located at 7250 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-221-025-000), Carmel Valley Master Plan.

Decision Date: 04/29/2021

Entitlement: Use Permit

Location: 7250 CARMEL VALLEY RD, CARMEL, CA 93923

Parcel No: 169-221-025-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

May/2021

Application Title: SANDERS FAMILY VINEYARD LLC

File No: [PLN190283](#)

Description

Lot Line Adjustment between two legal lots of record: Parcel 1 (Assessor's Parcel Number 422-311-009-000) consisting of 160 acres and Parcel 2 (Assessor's Parcel Number 422-081-064-000) consisting of 160 acres, resulting in two legal lots of 90 acres (reconfigured Parcel 1) and 230 acres (reconfigured Parcel 2). The properties are located at 48251 Lockwood Jolon Road, Lockwood, South County Area Plan.

Decision Date: 05/04/2021

Entitlement: Lot Line Adjustment

Location: 48251 LOCKWOOD JOLON RD, LOCKWOOD, CA 93932

Parcel No: 422-081-064-000

Planning Area: South County

Current Status: Condition Compliance

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: SMITH COLIN & ERIN KELLEY-SMITH TRS

File No: [PLN200308](#)

Decision Date: 05/19/2021

Entitlement: Coastal Administrative Permit

Location: 47720 CLEAR RIDGE RD, BIG SUR, CA 93920

Parcel No: 419-221-015-000

Planning Area: Coast-Big Sur

Current Status: Condition Compliance

Description

Coastal Administrative Permit and Design Approval to allow construction of a 3,635 square foot two-story single family dwelling with a detached 655 square foot garage, a 437 square foot deck and grading of approximately 930 cubic yards of cut and 930 cubic yards of fill; and a Coastal Administrative Permit for the conversion of an existing 903 square foot single family dwelling to a 903 square foot accessory dwelling unit. The property is located at 47720 Clear Ridge Road, Big Sur (Assessor's Parcel Number 419-221-015-000), Big Sur Coast Land Use Plan, Coastal Zone.

Application Title: WINSLOW STEVEN G & JILL M TRS

File No: [PLN180565](#)

Decision Date: 05/26/2021

Entitlement: Combined Development Permit

Location: 11840 PASEO ESCONDIDO, CARMEL VALLEY, CA 939

Parcel No: 416-082-021-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

Description

Combined Development Permit consisting of an: 1) Administrative Permit and Design Approval for the construction of an approximately 3,970 square foot one-story single family dwelling with an attached 668 square foot two-car garage and a detached 240 square foot shed, and associated improvements; 2) Use Permit to allow the removal of 11 Coast Live Oak trees; and 3) Use Permit to allow development on slopes in excess of 25%. The property is located at 11840 Paseo Escondido, Carmel Valley (Assessor's Parcel Number 416-082-021-000), Greater Monterey Peninsula Area Plan.

Application Title: KNOOP MICHAEL & MICHELLE

File No: [PLN200047](#)

Decision Date: 05/26/2021

Entitlement: Combined Development Permit

Location: 100 COUNTRY CLUB HEIGHTS, CARMEL VALLEY, CA

Parcel No: 187-021-040-000

Planning Area: Toro|Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) Lot Line Adjustment between Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000; and 2) Administrative Permit and Design Approval to allow the construction of an approximately square foot single family dwelling and 1,490 square foot detached accessory structure consisting of a garage and guesthouse, and other improvements, 3) Use permit to allow development on slopes in excess of 25 percent, and 4) Use permit to allow ridgeline development. The properties are located at 100 & 120 Country Club Heights, Carmel Valley (Assessor's Parcel Numbers 187-021-040-000 & 187-021-041-000), Carmel Valley Master Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: BENECH CARA ROSE

File No: [PLN200162](#)

Decision Date: 06/24/2021

Entitlement: Combined Development Permit

Location: 65 PASO MEDIANO, CARMEL VALLEY, CA 93924

Parcel No: 189-232-011-000

Planning Area: Carmel Valley Master Plan

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) Administrative Permit and Design Approval for the demolition of a 788 square foot single family dwelling and a 480 square foot workshop and construction of a 1,856 square foot single family dwelling with a detached 550 square foot garage; and 2) Variance to allow reduction of the minimum front setback of an accessory structure from 50 feet to 24 feet. The property is located at 65 Paso Mediano, Carmel Valley (Assessor's Parcel Number 189-232-011-000), Carmel Valley Master Plan.

Application Title: LEAVENS RANCHES GP

File No: [PLN190018](#)

Decision Date: 06/30/2021

Entitlement: Use Permit

Location: 9999 TO BE ASSIGNED, TO BE ASSIGNED 99999

Parcel No: 216-013-034-000

Planning Area: Central Salinas Valley

Current Status: Condition Compliance

Description

Use Permit to allow removal of 22 Oak trees to accommodate installation of a solar panel array. The property is located at corner of River Road and Escolle Road, Soledad [NO ADDRESS ASSIGNED TO PARCEL] (Assessor's Parcel Number 216-013-034-000), Central Salinas Valley Area Plan.

Application Title: OCKERLUND WILLIAM

File No: [PLN200211](#)

Decision Date: 06/30/2021

Entitlement: Combined Development Permit

Location: 8225 CARINA, CARMEL, CA 93923

Parcel No: 259-092-017-000

Planning Area: Greater Monterey Peninsula

Current Status: Condition Compliance

Description

Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow construction of a 5,993 square foot one-story single family with an attached 846 square foot garage with a 223 square foot storage room, a 5,797 square foot second garage, a 439 square foot studio and a 2,992 square foot finished basement; 2) Design Approval for a 1,200 square foot Accessory Dwelling Unit; and 3) Use Permit for the removal of eight (8) Oak trees and one (1) Pine tree & relocation of 10 Oak trees. The property is located at 8225 Carina, Carmel (Assessor's Parcel Number 259-092-017-000), Greater Monterey Peninsula Area Plan.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

July/2021

Application Title: HACKETT MICHAEL L & SYLVIA HACKETT TRS

File No: [PLN170061](#)

Decision Date: 07/07/2021

Entitlement: Use Permit

Location: 23940 POTTER RD, SALINAS, CA 93908

Parcel No: 137-051-039-000

Planning Area: Central Salinas Valley

Current Status: Condition Compliance

Description

Administrative Permit to allow approximately 296,939 square feet of canopy for commercial cannabis cultivation and nursery within established greenhouses and to allow 1,361 square feet of non-volatile cannabis manufacturing within an existing warehouse. The property is located at 23940 Potter Road, Salinas (Assessor's Parcel Number 137-051-039-000), Central Salinas Valley Area Plan.

Application Title: BERTOLUS FREDERIQUE & YANNICK

File No: [PLN200144](#)

Decision Date: 07/07/2021

Entitlement: Administrative Permit

Location: 25434 TELARANA WAY, CARMEL, CA 93923

Parcel No: 169-391-001-000

Planning Area: Carmel Valley Master Plan

Current Status: Pending Approved

Description

Administrative Permit and Design Approval to allow the construction of a 1,793 square foot detached garage with an attached 333 square foot office, and install new site improvements including a 560 square foot pool, new decks, and a new bocce ball court. Design Approval to allow the remodel of a 4,866 square foot single family dwelling and attached garage and the remodel of a 606 square foot accessory dwelling unit. The property is located at 25434 Telarana Way, Carmel (Assessor's Parcel Number 169-391-001-000), Carmel Valley Master Plan.

Application Title: PONZIO STEVEN L & KATHLEEN A TRS

File No: [PLN200233](#)

Decision Date: 07/07/2021

Entitlement: Coastal Administrative Permit

Location: 89 FRUITLAND AVE, ROYAL OAKS, CA 95076

Parcel No: 117-131-025-000

Planning Area: North County LCP

Current Status: Condition Compliance

Description

Coastal Administrative Permit for the construction of a 403 square foot guest house with a 999 square foot workshop/storage/recreation room with a half bathroom a one-car detached garage, and a new septic system. The property is located at 89 Fruitland Avenue, Royal Oaks (Assessor's Parcel Number 117-131-025-000), North County Land Use Plan, Coastal Zone.

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: MCCAIN RICHARD J & MICHELLE NOBLE MCCAIN TRS

File No: [PLN190324](#)

Decision Date: 08/18/2021

Entitlement: Coastal Administrative Permit

Location: 2426 SAN JUAN RD, ROYAL OAKS, CA 95076

Parcel No: 181-121-016-000

Planning Area: North County LCP

Current Status: Pending Approved

Description

Coastal Administrative Permit for the construction of the second residential unit on the property consisting of a 2,080 square foot two-story single-family dwelling. The property is located at 2426 San Juan Road, Aromas (Assessor's Parcel Number 181-121-016-000), North County Land Use Plan, Coastal Zone.

Application Title: NGUYEN RICKY & TRINA TRS

File No: [PLN200291](#)

Decision Date: 08/18/2021

Entitlement: Administrative Permit

Location: 9150 CARMEL VALLEY RD, CARMEL, CA 93923

Parcel No: 169-151-020-000

Planning Area: Carmel Valley Master Plan

Current Status: Pending Approved

Description

Administrative Permit and Design Approval to allow the remodel of an existing 4,485 square foot one-story single-family residence, conversion of a 1,159 square foot detached three-car carport & storage room into a 1,443 square foot four-car attached garage and storage, and construction of a 345.5 square foot one-car garage and a 1,330 square foot north addition, and construction of a 60 square foot entry addition and a 12 square foot great room addition. The property is located on 9150 Carmel Valley Road, Carmel (Assessor's Parcel Number 169-151-020-000), Carmel Valley Master Plan.

Application Title: CARLSON CRAIG B & PATRICIA L TRS

File No: [PLN200302](#)

Decision Date: 08/18/2021

Entitlement: Administrative Permit

Location: 5 MESA TRAIL, CARMEL, CA 93923

Parcel No: 239-101-021-000

Planning Area: Greater Monterey Peninsula|Carmel Valley Master Plan

Current Status: Pending Approved

Description

Administrative Permit and Design Approval to allow the construction of a 4,066 square foot single family dwelling with an attached 888 square foot garage, 1,265 square foot detached barn, 510 square foot detached guest house, swimming pool, and removal of three (3) Coast live oak trees. The property is located at 5 Mesa Trail, Carmel (Assessor's Parcel Number 239-101-021-000), Greater Monterey Peninsula Area Plan.

*OWNER/APPLICANT HAS TO SUBMIT HARD COPY OF DEVELOPMENT PROJECT APPLICATION, DESIGN APPROVAL FORM, PHOTOS, COLORS & MATERIALS FOR THE PROJECT FILE PER RECORDS RETENTION POLICY

Monterey County Resource Management Agency Planning

Discretionary Projects Decided Year-To-Date

Application Title: 39 ENCINA LLC

File No: [PLN210046](#)

Decision Date: 09/01/2021

Entitlement: Administrative Permit

Location: 39 ENCINA DR, CARMEL VALLEY, CA 93924

Parcel No: 187-041-051-000

Planning Area: Carmel Valley Master Plan

Current Status: Pending Approved

Description

Administrative Permit and Design Approval to allow construction of a 5,772 square foot single-family dwelling with a 560 square foot attached garage, a 1,606 square foot detached car barn and office, a 425 square foot detached guesthouse, a 1,132 square foot pool and spa and 2,020 square feet of covered porches. The property is located at 39 Encina Drive, Carmel Valley (Assessor's Parcel Number 187-041-051-000), Carmel Valley Master Plan.

Application Title: O P MURPHY PRODUCE CO INC AND GILL DAVID L & SUSAN TRS ET AL

File No: [PLN180428](#)

Decision Date: 09/08/2021

Entitlement: Lot Line Adjustment

Location: 31450 HWY 101, GONZALES, CA 93926

Parcel No: 257-041-012-000

Planning Area: Central Salinas Valley

Current Status: Pending Approved

Description

Lot Line Adjustment between two lots, Lot 1 27.85 acres (Assessor's Parcel Number 257-041-012-000) and Lot 2 (Assessor's Parcel Number 257-041-025-000) of 292.23 acres resulting in Lot 1 (Assessor's Parcel Number 257-041-012-000) of 10.843 acres and Lot 2 (Assessor's Parcel Number 257-041-025-000) of 308.434 acres for a total 319.277 acres; and a Variance to allow building coverage in exceedance of the 5% maximum allowed on the resulting Lot 1. The properties are located at 31450 Highway 101, Gonzales, Central Salinas Valley Area Plan.

Application Title: CARLUCCI KAREE ANNE

File No: [PLN200306](#)

Decision Date: 09/09/2021

Entitlement: Combined Development Permit

Location: 3810 GENISTA WAY, CARMEL, CA 93923

Parcel No: 103-131-006-000

Planning Area: Greater Monterey Peninsula

Current Status: Pending Approved

Description

Combined Development Permit consisting of: 1) an Administrative Permit and Design Approval to allow the construction of a 1,115 square foot two-story single family dwelling with a 334 square foot attached garage; and 2) a Use Permit to allow development on slope greater than 25%. The property is located at 3810 Genista Way, Carmel (Assessor's Parcel Number 103-131-006-000), Greater Monterey Peninsula Area Plan.