



Administrative Permit

Legistar File Number: AP 25-037

August 06, 2025

Introduced: 7/28/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220114-AMD1 - SKINNER ROBERT J JR & STEFANIE A

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence and a 315 square foot addition to an existing 880 square foot accessory dwelling unit within 750 feet of known archaeological resources. This Minor and Trivial Amendment would allow constructing 3,700 square feet of additions to lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit. **Project Location:** 1151 Sombria Ln, Pebble Beach

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

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in section 15300.2 apply; and
- b. Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN220114) that allowed a 5,055 square foot addition to an existing 10,263 square foot single-family residence, a 315 square foot addition to an existing 880 square foot accessory dwelling unit, and development within 750 feet of known archaeological resources. This Minor and Trivial Amendment allows construction of 3,700 square feet of additions to the lower-, main-, and upper-levels, resulting in a 16,102 square foot single-family dwelling, inclusive of a garage and 880 square foot accessory dwelling unit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz

Property Owners: Robert and Stefanie Skinner

APN: 008-281-020-000

Parcel Size: 2.2 acres (96,224 square feet)

Zoning: Low Density Residential with a density of 1.5 acres per 1 unit and a Design Control Overlay (Coastal Zone) or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Kayla Nelson

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment 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 August 6, 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, August 5, 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 Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

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

HCD - Engineering Services
Environmental Health Bureau
HCD - Environmental Services
Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Chief of Planning Resolution No. 22-083, dated December 7, 2022

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Robert and Stefanie Skinner, Property Owners; Jason Diaz, Agent; The

Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis,
Keep Big Sur Wild; Planning File PLN220114-AMD1