County of Monterey
Administrative Permit

Item No.1

Legistar File Number: AP 25-023

May 07, 2025

Introduced: 4/23/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Administrative Permit

PLN050722-AMD1-EXT1 - DOUD JOHN P TR ET AL
Administrative hearing to consider a two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record.
Project Location: East of Highway 1 between Soberanes Point and Kasler Point, Big Sur
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305 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 5 Categorical Exemption pursuant to CEQA Guidelines section 15305 and there are no exceptions pursuant to Section 15300.2; and
b. Approve a two-year permit extension to a previously approved Coastal Development Permit (PLN050722), as amended by PLN050722-AMD1, that allowed a lot line adjustment between four legal lots of record.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION
Agent: Laura Lawrence
Property Owner: John Doud
APNs: 243-211-022-000, 243-211-023-000, 417-011-016-000 and 417-021-002-000
Zoning: Watershed and Scenic Conservation with a minimum building site of 40 acres or "WSC/40"
Plan Area: Big Sur Coast Land Use Plan
Flagged and Staked: No

SUMMARY
Staff is recommending approval of a two-year Permit Extension subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN050722 and PLN050722-AMD1 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On May 7, 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, May 6, 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.

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including

- Draft Conditions of Approval

Exhibit B - Extension Request Letter
Exhibit C - Monterey County Subdivision Committee Resolution No. 07002
Exhibit D - California Coastal Commission Appeal Resolution No. A-3-MCO-07-013
Exhibit E - Planning Commission Resolution No. 21-028

cc: Front Counter Copy; Calfire Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; John Doud, Property Owner; Laura Laurence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN050722-AMD1-EXT1