



# County of Monterey

Item No.1

## Administrative Permit

Legistar File Number: AP 26-019

February 18, 2026

**Introduced:** 2/6/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN240258 - JENKINS WILLIAM & JULIE**

Consider construction of a 1,027 square foot accessory dwelling unit with a 410 non-habitable accessory structure and associated site improvements, including 647 square feet of trellises.

**Project Location:** 1605 Sonado Road, Pebble Beach, CA 93953

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, 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 the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- b. Approve the Coastal Administrative Permit and Design Approval to allow construction of a 1,027 square foot detached accessory dwelling unit with a 410 square foot attached non-habitable accessory structure and associated site improvements, including 647 square feet of trellises.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

### PROJECT INFORMATION

**Agent:** Brittney Schloss

**Property Owner:** William & Julie Jenkins

**APN:** 008-201-004-000

**Parcel Size:** 1.6 acres

**Zoning:** Low Density Residential, 1.5 acres per unit with a Design overlay in the Coastal Zone, or "LDR/1.5-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan, Coastal Zone

**Flagged and Staked:** Yes

### SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval 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 February 18th, 2026, 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, February 17th, 2026. 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 reviewed the project, have comments, and/or have recommended conditions:

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

Prepared by: Jordan Evans-Pollockow, Assistant Planner, x7065

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Pollockow, Planner; Fionna Jensen, Principal Planner; William & Julie Jenkins, Property Owners; Brittany Schloss, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240258