



## Administrative Permit

Legistar File Number: AP 26-042

May 06, 2026

**Introduced:** 4/28/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN250040-AMD1 - GILL JAGROOP S TR**

Administrative hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached Accessory Dwelling Unit.

**Project Location:** 1483 Padre Lane, 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 addition to an existing single-family dwelling qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2; and
- b. Approve an an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN250040) that allowed modifications to an existing 2,884 square foot one-story single-family dwelling, including construction of a 357 square foot second-story addition, 363 square feet of second-story terraces, a 140 square foot porch, a 480 square foot patio, and associated site improvements; and a Coastal Administrative Permit to reduce the front setback by 10 percent. This Amendment would allow a 186 square foot main-level addition, a 266 square foot upper-level addition including relocation of the viewing deck, resulting in a 452 square foot reconfiguration of the single-family dwelling, and a conversion of 552 square foot main-level dwelling into an attached 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 Owner:** Jay Gill

**APN:** 008-441-017-000

**Parcel Size:** 0.42 acres (18,517 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:** No

**Project Planner:** Kayla Nelson, Associate Planner  
nelsonk@countyofmonterey.gov, (831) 796-6408

### SUMMARY

Staff is recommending approval of an Amendment to a previously-approved Coastal Administrative Permit and Design Approval subject to the findings and evidence in the 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 PLN250040 (see **Exhibit C**) and PLN250040-AMD1 prior to the issuance of a building/grading permits and/or commencement of the approved use.

On May 6, 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, May 5, 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: 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:

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

Exhibit B - Vicinity Map

Exhibit C - Chief of Planning Resolution No. 25-053, dated October 15, 2025

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Fionna Jensen, Principal Planner; Jay Gill, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250040-AMD1