



County of Monterey

Item No.1

Administrative Permit

Registrar File Number: AP 25-059

November 05, 2025

Introduced: 10/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210086 - WOOD LAWRENCE E & SHARON P TRS

Administrative hearing to consider construction of a 7,367 square foot single-family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, a 130 square foot shed, associated site improvements, less than 100 cubic yards of excavation on slopes in excess of 30%, development within 750 feet of known archaeological resources, and the conversion of a test well into a domestic well.

Project Location: 232 Lower Walden Road, Carmel.

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the HCD 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 a Coastal Administrative Permit and Design Approval to allow construction of a 7,367 square foot single family dwelling with a 785 square foot attached garage, 1,384 square feet of decks, and associated site improvements including after-the-fact approval of a 130 square foot shed; Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%; a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit for the conversion of a test well into a domestic well.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Lawrence Wood

Property Owner: Wood Lawrence E & Sharon P Trs

APN: 241-241-005-000

Parcel Size: 2.12 acres

Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of four Coastal Administrative Permits and a 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 November 5, 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, November 4, 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.

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
Carmel Highlands Fire Protection District

Prepared by: Jade Mason, Assistant Planner

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; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Lawrence E & Sharon P Wood, Property Owners; Lawrence Wood, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210086