



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 26-067

August 19, 2026

Introduced: 8/11/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250304 - JAMES JOSEPH A & CYNTHIA C TRS

Administrative hearing to consider demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

Project Location: 4149 El Bosque Drive, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a) Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions under Section 15300.2.; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an attached 240 square foot carport and construction of an attached 480 square foot garage and 595 square foot addition to an existing 1,339 square foot single family dwelling with associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Angie Phares, Hastings Construction Inc.

Property Owner: Joe & Cynthia James, TRS

APN: 008-062-013-000

Parcel Size: 0.26 Acres

Zoning: MDR/4-D(CZ)

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY

Staff are 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 building/grading permits and/or commencement of the approved use.

On August 19, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, August 18, 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 CSD Fire Protection District

Prepared by: Jack Sorensen, Assistant Planner, 831-784-5765
Reviewed and approved by: Anna Quenga, AICP, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach CSD Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jack Sorensen, Assistant Planner; Fionna Jensen, Principal Planner; Joe and Cynthia James, Property Owners; Angie Phares, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250304