



## Administrative Permit

Legistar File Number: AP 26-043

May 06, 2026

Introduced: 4/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### **PLN140625-EXT1-EXT2 - BEHLAU CHRISTOPHER AND BEHLAU JULIEN AND BEHLAU STEFAN (FORMERLY HAYWARD GILES)**

Administrative hearing to consider a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

**Project Location:** 38025 Rocky Creek Road, Big Sur

**Proposed CEQA action:** Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162.

### RECOMMENDATIONS

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

- a. Consider a previously adopted EIR and prepared Addendum, and find that the preparation of a subsequent environmental document is not required pursuant to CEQA Guidelines section 15162; and
- b. Approve a Second three-year extension to a previously approved four (4) year Extension (PLN140625-EXT1) of previously approved permit (PLN140625), an Amendment of a previously approved Combined Development Permit to allow construction of a 2,800 square foot one-story single family dwelling with a 331 square foot covered deck and a 2,711 square foot uncovered deck; a 1,960 square foot one-story yoga studio with a 906 square foot uncovered deck; a 576 square foot one-story detached garage; installation of a septic system; construction of a well; and associated grading; development within 100 feet of environmentally sensitive habitat; and development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

**Agent:** Robert Carver

**Property Owner:** Christopher, Stefan, and Julien Behlau

**APN:** 418-132-002-000

**Parcel Size:** 42 acres or 1,829,520 square feet

**Zoning:** Watershed Scenic Conservation, 40 acres per unity density, Design Control overlay within the Coastal Zone, or “WSC/40-D(CZ)”

**Plan Area:** Big Sur Coast LUP

**Flagged and Staked:** No

SUMMARY

Staff is recommending approval of a second Extension to a previously approved Extension of a previously approved Permit, an Amendment of a previously approved Combined Development Permit 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 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 California Coastal Commission because the operating permit was appealable.

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

Mid-Coast Volunteer Fire Brigade

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Vicinity Map

Exhibit C - Zoning Administrator Resolution No. 990440

Exhibit D - Chief of Planning Resolution No. 020073

Exhibit E - Chief of Planning Resolution No. 040077

Exhibit F - Zoning Administrator Resolution No. 13-041

Exhibit G - Zoning Administrator Resolution No. 15-033

cc: Front Counter Copy; Mid-Coast Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M Nickerson, Principal Planner; Christopher and Stefan and Julien Behlau, Property Owners; Robert Carver, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN140625-EXT1-EXT2