



# County of Monterey

Item No.2

## Administrative Permit

Registrar File Number: AP 25-065

December 03, 2025

Introduced: 11/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN160240 - PEBBLE BEACH COMPANY

Administrative hearing to consider a six-year extension to the expiration date of a previously approved Pebble Beach Company Concept Plan's (PBC's) Phase II, III and IV development, which were a part of the previously approved Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Board of Supervisors Resolution Nos. 12-148 and 12-149, HCD-Planning File No. PLN100138). The expiration dates of these PBC Phases would be December 3, 2031.

**Project Location:** 007-091-028-000, 008-272-011-000, 008-312-002-000, 008-313-002-000 (portion), 008-313-003-000, 008-321-008-000, 008-321-009-000, 008-411-018-000, 008-423-029-000, Pebble Beach

**Proposed CEQA action:** Consider a previously adopted Environmental Impact Report (SCH# 2011041028) 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 the previously adopted Environmental Impact Report (SCH# 2011041028) for the Pebble Beach Company Concept Plan and find that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines section 15162; and
- b. Approve a six-year extension to the expiration date of the previously approved Pebble Beach Company Concept Plan's (PBC's) Phases III and IV development and Phases II, III and IV vesting tentative maps, which were a part of the approved Local Coastal Program Amendment that modified the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Board of Supervisors Resolution Nos. 12-148, 12-149, and 12-124 HCD-Planning File No. PLN100138 and Ordinance No. 5201). The expiration dates of these PBC Phases, relating to areas M, U, V, the Corporation Yard, the Collins Residence parcels, and development of the Inn at Spanish Bay Meeting Rooms, Ballroom Expansion, and Cottages, and the New Colton Building, are December 3, 2031.

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

**PROJECT INFORMATION**

**Agent:** Cheryl Burrell

**Property Owner:** Pebble Beach Company

**APNs:** 007-091-028-000, 008-272-011-000, 008-312-002-000, 008-313-002-000 (portion), 008-313-003-000, 008-321-008-000, 008-321-009-000, 008-411-018-000, 008-423-029-000

**Zoning:** Visitor Serving Commercial district with a Design Control overlay in the Coastal Zone “VSC-D(CZ),” Open Space Recreation district with a Building Site 8 and Design Control overlay in the Coastal Zone or “OR/B-8-D(CZ),” Open Space Recreation district with a Design Control overlay in the Coastal Zone or “OR-D(CZ),” Resource Conservation district with Design Control Overlay in the Coastal Zone “RC-D(CZ),” Low Density Residential district with 1.5 acre per unit density and Design Control overlays in the Coastal Zone “LDR/1.5-D(CZ),” Medium Density Residential district with 2 unit per acre density, Building Site 8 and Design Control overlays in the Coastal Zone “MDR/2-B6-D(CZ),” and Coastal General Commercial district with Design Control overlay “CGC-D(CZ)”

**Plan Areas:** Del Monte Forest Land Use Plan (Coastal Zone)

**Flagged and Staked:** No

**Project Planner:** Mary Israel, (831) 755-5183  
israelm@countyofmonterey.gov

**SUMMARY**

Staff is recommending approval of a six-year Permit Extension to the previously approved Pebble Beach Concept Plan (PLN100138) (proposed term to expire December 3, 2031), subject to the findings and evidence in the attached 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 PLN100138 prior to the approval of related vesting tentative maps or issuance of related construction permits for the approved use.

On December 3, 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, December 2, 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Mary Israel, Supervising Planner, x5183

Reviewed and Approved by: Fionnna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Vicinity Map

Exhibit C - Extension Letter, dated March 24, 2016

Exhibit D - linked webpage for Board of Supervisors Resolution Nos. 12-148 and 12-149, dated June 19, 2012 and Board of Supervisors Resolution No. 12-124 and Ordinance No. 5201

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mary Israel, Planner; Fionna Jensen, Principal Planner; Pebble Beach Company, Property Owner; Cheryl Burrell, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN160240