



Administrative Permit

Legistar File Number: AP 26-046

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250122 - 17 MILE DRIVE LLC

Administrative hearing to consider action on the construction of an 800 square foot detached Accessory Dwelling Unit, an after-the-fact design approval for the construction of 1,082 linear feet of retaining walls, and development within 750 feet of known archaeological resources.

Project Location: 3349 17 Mile Drive, Pebble Beach

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.

RECOMMENDATION:

It is recommended that the 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 for an 800 square foot detached Accessory Dwelling Unit, after-the-fact Design Approval to allow the construction of 1,082 linear feet of retaining walls, and a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommend approval subject to 6 conditions of approval.

PROJECT INFORMATION:

Agent: Cindi Scarlett-Ramsey

Owner: 17 MILE DRIVE LLC

APN: 008-351-028-000

Parcel Size: 1.72 acres

Zoning: LDR/1.5-D (CZ) or Low Density Residential, with 1.5 acres per unit density, Design Control, Coastal Zone.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Jordan Evans-Polockow, Assistant Planner, (831)783-7065,
Evans-PolockowJ@countyofmonterey.gov

SUMMARY/DISCUSSION:

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 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 May 20, 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, May 19, 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 Planning Commission.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Pebble Beach CSD Fire Protection District

Prepared by: Jordan Evans-Polockow, Assistant Planner
Reviewed and approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans, Elevations & Floor Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCS-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Jacquelyn M. Nickerson, Principal Planner; 17 MILE DRIVE LLC, Property Owner; Cindi Scarlett-Ramsey, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250122