



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 26-044

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN130516-AMD1-EXT1-EXT2 - BIG SUR PRESERVATION ALLIANCE LLC

Administrative hearing to consider action on a second three year extension to a previously approved Combined Development Permit, PLN130516, as amended by PLN130516-AMD1, and extended by PLN130516-AMD1-EXT1, that allowed construction of a single family dwelling (approximately 8,160 square feet) with an attached garage (approximately 558 square feet); a detached accessory dwelling unit (approximately 980 square feet) with an attached garage/mechanical room (approximately 765 square feet); a ground mounted solar photovoltaic system (approximately 3,250 square feet); a detached generator shed (approximately 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading. This permit includes minor design changes to the previously approved single family dwelling, garage & mechanical room and accessory dwelling unit; and removal of one (1) additional planted Cypress tree (6" in diameter).

Project Location: 62200 Highway 1, Big Sur

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration, together with the addendum and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164.

RECOMMENDATIONS

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

- a) Consider the previously adopted Mitigated Negative Declaration, together with the addendum and find the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162 and 15164; and
- b) Approve a second three-year extension to previous approved Combined Development Permit PLN130516, as amended by PLN130516-AMD1, and extended by PLN130516-AMD1-EXT1, that allowed construction of a single family dwelling (approximately 8,160 square feet) with an attached garage (approximately 558 square feet); a detached accessory dwelling unit (approximately 980 square feet) with an attached garage/mechanical room (approximately 765 square feet); a ground mounted solar photovoltaic system (approximately 3,250 square feet); a detached generator shed (approximately 362 square feet); conversion of a test well into a domestic well; and development within a positive archaeological site and within 100 feet of environmentally sensitive habitat areas. Site improvements include removal of non-native trees, installation of a septic facility and grading. This permit includes minor design changes to the previously approved single family dwelling, garage & mechanical room and accessory dwelling unit; and removal of one (1) additional planted Cypress tree (6" in diameter).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION

Agent: The Law Offices of Angeus Jeffers, Laura Lawrence

Property Owner: Big Sur Preservation Alliance LLC

APN: 422-011-029-000

Parcel Size: 86 acres

Zoning: WSC/40-D(CZ)

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a second three-year extension 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 20, 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 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Planning Commission and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

None

Prepared by: Summer Obledo, Permit Technician II, ext. 7096

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 - Planning Commission Resoluion No. 17-015 (PLN130516)

Exhibit C - Planning Commission Resolution No. 19-027 (PLN130516-AMD1)

Exhibit D - Chief of Planning Resolution No. 22-060 (PLN130516-AMD1-EXT1)

Exhibit E - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jaquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch, Christina McGinnis (Executive Director); Planning File PLN130516-AMD1-EXT2