



# County of Monterey

Item No.4

## Administrative Permit

Legistar File Number: AP 25-046

September 03, 2025

**Introduced:** 8/28/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN250151 - EHLEN-KUKIO LLC**

Administrative hearing to consider action on the construction of an 800 square foot detached Accessory Dwelling Unit.

**Project Location:** 3150 Midwood Ln, 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 HCD 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.

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

### PROJECT INFORMATION:

**Agent:** Franshisca Delgado

**Owner:** EHLEN-KUKIO LLC

**APN:** 008-362-001-000

**Parcel Size:** 0.478 acres, or 20,820.0 square feet.

**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)755-7065,  
Evans-PolockowJ@countyofmonterey.gov

### SUMMARY/DISCUSSION:

Staff is recommending approval of an 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 a building/grading permits and/or commencement of the approved use.

On September 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, September 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 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

The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee on July 24th, 2025. The LUAC recommended approval of the project by a unanimous vote of all four members present.

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; EHLEN-KUKIO LLC, Property Owner; Franshisca Delgado, Agent; Project File PLN250151