



Administrative Permit

Legistar File Number: AP 26-047

May 20, 2026

Introduced: 5/12/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250203 - BAXTER JAMES ROBERT & YEN KIM

Administrative hearing to Consider the construction of a 9,342 square foot two-story single-family dwelling with an 889 square foot attached garage, and associated site improvements including the removal of 26 Monterey Pine.

Project Location: 34 Poppy Lane, Pebble Beach, Del Monte Forest Land Use Plan.

Proposed CEQA action: Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to CEQA Guidelines section 15162.

RECOMMENDATION:

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

- a) Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 9,342 square foot single family dwelling with an 889 square foot attached garage, and associated site improvements including the removal of 26 Monterey Pine.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A.1**). Staff recommend approval, subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Braden Sterling

Property Owner: Baxter James Robert & Yen Kim

APN: 008-032-015-000

Parcel Size: 1.41 acre

Zoning: Low Density Residential with a Building Site 6 overlay and Design overlay or "LDR/B-6-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

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 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 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 Board of Supervisors and the California Coastal Commission.

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
- Pebble Beach Community Services District

Prepared by: Jade Mason, Assistant Planner
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
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Baxter James Robert & Yen Kim, Property Owners; Braden Sterling, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN250203.