



## Administrative Permit

Legistar File Number: AP 26-054

June 17, 2026

**Introduced:** 6/9/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN250107 - FRETWELL TIMOTHY & PATRICIA**

Administrative hearing to consider action on the After-the-Fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

**Project Location:** 4041 Costado Road, Pebble Beach, CA

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Guidelines section 15300.2.

### RECOMMENDATIONS

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

- a) Find that the project for the conversion of an existing structure qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions set forth in Section 15300.2 apply; and
- b) Approve an after-the-fact Coastal Administrative Permit and Design Approval to allow the after-the-fact construction of an approximately 974 square feet addition to an existing single-family dwelling with associated site improvements to clear Code Enforcement violation (24CE00547).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

### PROJECT INFORMATION

**Agent:** Ryan McJilton

**Property Owner:** Timothy Fretwell

**APN:** 008-101-021-000

**Parcel Size:** 0.432 acres

**Zoning:** Medium Density Residential, 4 units per acre with a Design Control overlay in the Coastal Zone, or "MDR/4-D(CZ)"

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** N/A

### SUMMARY

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

On June 17, 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, June 16, 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: Jordan Evans-Polockow, Assistant Planner, x7065  
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; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Timothy & Patricia Fretwell, Property Owners; Ryan McJilton, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250107