



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 26-059

July 15, 2026

Introduced: 6/30/2026

Version: 1

Current Status: Agenda Ready

Matter Type: Administrative Permit

PLN190408-EXT1 - NAATAK JK PB LLC (FORMERLY 1536 CYPRESS DRIVE LLC)

Administrative hearing to consider action on a three-year Permit Extension to a previously approved Coastal Administrative Permit and Design Approval to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Project Location: 1536 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

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

- a) Find that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a three-year extension to a Coastal Administrative Permit and Design Approval (PLN190408) to allow partial demolition of the existing single-family dwelling, and re-construction of a 5,822 square foot main level; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

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 Aengus L. Jeffers

Property Owner: 1536 Cypress Drive LLC.

APN: 008-411-012-000

Parcel Size: 0.83 acres

Zoning: LDR/1.5-D(CZ)

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

SUMMARY

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

On July 15, 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, July 14, 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 Planning Commission 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

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 - Director of HCD Approval Resolution No. 21-002

Exhibit C - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jaquelyn M. Nickerson, Principal Planner; 1536 Cypress Drive LLC, Property Owners; Aengus L. Jeffers, Agent; The Open Monterey Project; LandWatch Christina McGinnis (Executive Director); Planning File PLN190408-EXT1.