



County of Monterey

Item No.1

Administrative Permit

Legistar File Number: AP 25-033

July 16, 2025

Introduced: 7/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN160047-AMD1-EXT1 - POST RANCH INN LLC & ONESIMO PARCEL C LLC

Administrative hearing to consider a three-year permit extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of revising the approved General Development Plan to include a Public Access Plan and an after-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of known archaeological resources.

Project Location: 47900 and 47998 Highway 1, Big Sur, Coastal Zone

Proposed CEQA action: Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Consider a previously adopted Mitigated Negative Declaration, and finding that the preparation of a subsequent environmental document is not required, pursuant to Section 15162 of the CEQA Guidelines; and
- b. Approve a three-year extension to the expiration date of a previously-approved Minor and Trivial Amendment (PLN160047-AMD1) to an approved Combined Development Permit (PLN160047) consisting of:
 1. Revising the narrative component of the General Development Plan to include a Public Access Plan (Figure 8.8);
 2. Revising the illustrative component of the General Development with a Public Access Plan sheet (Sheet C0.0); and
 3. After-the-fact approval of a 358 square foot covered countertop structure at the Garden and Gallery area within 750 feet of archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Laura Lawrence

Property Owner: Post Ranch Inn, LLC and Onesimo Parcel C, LLC

APNs: 419-311-042-000 and 419-311-038-000

Parcel Size: 109 acres

Zoning: Watershed Scenic Conservation, 40 acres per unit, with Design Control and Historic Resources overlay districts, coastal zone, or "WSC/40-D-HR(CZ)" and Visitor Serving Commercial,

with Design Control and Historic Resources overlay districts, coastal zone or “VSC-D-HR(CZ)”

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

Project Planner: Kayla Nelson

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN160047 and PLN160047-AMD1 prior to the issuance of a building/grading permit and/or commencement of the approved use.

On July 16, 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, July 15, 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 Board of Supervisors and the California Coastal Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter

Exhibit C - Chief of Planning Resolution No. 22-025, dated May 4, 2022

Exhibit D - Planning Commission Resolution No. 21-029, dated August 25, 2021

Exhibit E - Board of Supervisors Resolution No. 02-269, dated July 25, 2002

cc: Front Counter Copy; Big Sure Volunteer Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; Post Ranch Inn, LLC and Onesimo Parcel C, LLC, Property Owners; Laura Lawrence, Agent; Arden Handshy; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN160047-AMD1-EXT1.