



County of Monterey Administrative Permit

Item No.2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

March 05, 2025

Legistar File Number: AP 25-015

Introduced: 2/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240195 - CONRON JOSEPH A & ELIZABETH TRS

Administrative hearing to consider construction of a 376 square foot addition to an existing single-family dwelling, development on slopes in excess of 25%, and development within 750 feet of known archaeological resources.

Project Location: 3320 Kingsley Ct, Pebble Beach

Proposed CEQA action: Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 376 square foot addition to an existing 3,531 square foot single family dwelling and associated site improvements including a 92 square foot patio and reconfiguration of an existing retaining wall; a Coastal Administrative Permit to allow development of less than 120 square feet on slopes in excess of 25%; 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 5 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz

Property Owner: Joseph and Betsy Conron

APN: 008-162-017-000

Parcel Size: 2.79 acres

Zoning: LDR/B-8-D(CZ)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of three Coastal Administrative Permits and a Design Approval subject to the findings and evidence in the attached Resolution (**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
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satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On March 5, 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, March 4, 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.

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: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Taylor Price, Senior Planner (Working out of Class)

Approved by: Fionna Jensen, Principal Planner (Working out of Class)

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations
- Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Taylor Price, Senior Planner; Joseph & Betsy Conron, Property Owners; Jason Diaz, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240195