



Administrative Permit

Legistar File Number: AP 26-021

March 04, 2026

Introduced: 2/19/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250113 - KNICKERBOCKER JASON A & JILL M TRS

Administrative hearing to consider the construction of a 5,266 square foot single family dwelling, attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine trees.

Project Location: 3983 Ronda Road, 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 finding 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 5,266 square foot single family dwelling with an attached 1,054 square foot garage, and associated site improvements including the removal of 60 Monterey Pine trees.

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

PROJECT INFORMATION:

Agent: Angie Phares

Property Owner: Knickerbocker Jason A & Jill M Trs

APN: 008-031-035-000

Parcel Size: 1 acre

Zoning: Split-Zoned Low Density Residential with a Building Site 6 overlay and Design overlay and Resource Conservation with a Design Overlay in the Coastal Zone or "LDR/B-6-D(CZ)|RC-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 is 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 March 4, 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, March 3, 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; Knickerbocker Jason A & Jill M Trs, Property Owners; Angie Phares, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240113.