



# County of Monterey Administrative Permit

Item No.3

Legistar File Number: AP 25-025

May 07, 2025

Introduced: 4/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

## **PLN240368 - GARRETT PHILIP A & LYNN WHITTINGTON TR**

Administrative hearing to consider replanting of one Monterey Pine tree, restoration of slopes in excess of 25%, and construction of a 270 linear foot concrete wall to partially clear Code Enforcement Case No. 24CE00444.

**Project Location:** 4011 Los Altos Drive, Pebble Beach

**Proposed CEQA action:** Find that this minor restoration qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333 and there are no exceptions per Section 15300.2

### RECOMMENDATIONS

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

- a. Find that minor restoration qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333 and there are no exceptions per Section 15300.2; and
- b. Approve a Restoration Permit and an after-the-fact Design Approval to allow replanting of one Monterey Pine tree, restoration of slopes in excess of 25%, and construction of 270 linear foot concrete fence to partially clear Code Enforcement Case No. 24CE00444.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

### PROJECT INFORMATION

**Agent:** N/A

**Property Owner:** Phill Garrett & Lynn Whittington Trust

**APN:** 008-112-033-000

**Parcel Size:** Approximately 0.25 acres

**Zoning:** Medium Density Residential, 4 units per acre, Design Control overlay, Coastal Zone

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

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a Restoration Permit and After-the-fact 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 May 7, 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, May 6, 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: Fionna Jensen, Principal Planner, x6407  
Reviewed and Approved by: Kellie Morgantini, Senior 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 - Arborist Report

Exhibit C - Geotechnical Review Letter

Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau Fionna Jensen, Planner; Kellie Morgantini, Senior Planner; Phill Garrett, Property Owners;; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Keep Big Sur Wild; -Planning File PLN240368