



## Administrative Permit

Legistar File Number: AP 25-009

February 05, 2025

**Introduced:** 1/24/2025

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN240232 - PEBBLE BEACH COMPANY**

Administrative hearing to consider interior and exterior renovations to The Lodge at Pebble Beach, including constructing 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements within 750 feet of known archaeological resources.

**Project Location:** 1700 17 Mile Dr, Pebble Beach

**Proposed CEQA action:** Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to Section 15300.2 apply.

### RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to Section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit to allow construction of interior and exterior renovations to The Lodge at Pebble Beach, including constructing 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements, 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 4 conditions of approval.

### PROJECT INFORMATION

**Agent:** Cheryl Burrell

**Property Owner:** Pebble Beach Company

**APN:** 008-411-018-000

**Parcel Size:** 6.7 acres

**Zoning:** VSC-D(CZ)

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

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a two Coastal Administrative Permits and a 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 February 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, February 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  
HCD-Public Works  
Pebble Beach Community Services District

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fiona Jensen, Principal Planner (WOC)

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 (fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Assistant Planner; Fiona Jensen, Principal Planner (WOC), Pebble Beach Company, Property Owners; Cheryl Burrell, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240232.