



Administrative Permit

Legistar File Number: AP 26-013

February 04, 2026

Introduced: 1/28/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220235-EXT1 - DAOU GEORGES TR

Administrative hearing to consider a two-year Permit Extension to a previously approved Combined Development Permit that consisted of a: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees.

Project Location: 3223 Forest Lake Road, Pebble Beach.

Proposed CEQA action: Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and no exceptions pursuant to Section 15300.2 apply.

RECOMMENDATIONS

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and no exceptions pursuant to Section 15300.2; and
2. Approve a two-year Permit Extension to a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 23-004, HCD-Planning File No. PLN220235) consisting of a: a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway; b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard; c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit; and d) Coastal Development Permit to allow the removal of two protected Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION

Agent: Erik D. Dyar

Property Owner: Daou Georges TR

APN: 008-332-017-000

Parcel Size: 0.81 Acres

Zoning: LDR/1.5-D(CZ)

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a two-year extension to a previously approved Combined Development Permit 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 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, February 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 Planning 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: Summer Obledo, Permit Technician II,

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Zoning Administrator Resolution No. 23-004

Exhibit C - Extension Request

Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Summer Obledo, Permit Technician II; Fiona Jensen, Principal Planner; Daou Georges TR, Property Owners; Erik Dyar, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN220235-EXT1