



# County of Monterey

Item No.1

## Administrative Permit

Legistar File Number: AP 24-055

**Introduced:** 11/26/2024

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Administrative Permit

### **PLN240062 - PEBBLE BEACH COMPANY**

Administrative hearing to consider construction of ten solar canopies totaling 44,964 square feet and the removal of 21 parking lot light poles and security cameras.

**Project Location:** 2701 Congress Road, Pebble Beach

**Proposed CEQA action:** Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303.

### RECOMMENDATIONS

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

- a. Find that the project qualifies for a Categorical exemption pursuant to CEQA Guidelines section 15303; and
- b. Coastal Administrative Permit and Design Approval to allow construction of ten solar canopies totaling 44,964 square feet and the removal of 21 parking lot light poles and security cameras.

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

### PROJECT INFORMATION

**Agent:** Nikki Simon

**Property Owner:** Pebble Beach Company

**APN:** 007-101-044-000

**Parcel Size:** 3.5 acres, or 152,460 square feet

**Zoning:** OR-D (CZ) and VSC-D(CZ) or Open Space Recreation Zoning with Design Control Overlay and Visitor Serving Commercial with Design Control Overlay in the Coastal Zone.

**Plan Area:** Del Monte Forest

**Flagged and Staked:** Yes

### 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 a building/grading permits and/or commencement of the approved use.

On December 4, 2024, 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, December 3, 2024. 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 Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner, x 5298  
Reviewed and Approved by: Fionna Jensen, Senior Planner

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

Exhibit C - The Inn at Spanish Bay General Development Plan

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Senior Planner; Pebble Beach Company, Property Owners; Nikki Simon, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christine McGinnis, Keep Big Sur Wild; Planning File PLN240062.