



# County of Monterey Administrative Permit

**Item No.2**

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

**Legistar File Number: AP 25-019**

**March 19, 2025**

**Introduced:** 3/11/2025

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Administrative Permit

## **PLN240302 - MANLY JOHN C TR**

Administrative hearing to consider construction of a new 793 square foot accessory dwelling unit, and development within 750 feet of known archaeological resources.

**Project Location:** 1684 Crespi Lane, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply.

### RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions pursuant to section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 793 square foot accessory dwelling unit, 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 6 conditions of approval.

### PROJECT INFORMATION

**Agent:** Bradley Green

**Property Owner:** John Manly

**APN:** 008-392-003-000

**Parcel Size:** .98 acres

**Zoning:** LDR/1.5-D(CZ)

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

**Flagged and Staked:** Yes

**Project Planner:** Joseph Alamenda, Assistant Planner

alamedaj@countyofmonterey.gov, (831)783-7079

### SUMMARY

Staff is recommending approval of two Coastal Administrative Permits 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 March 19, 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, March 18, 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: Joseph Alameda, Assistant Planner, x7079

Reviewed by: Taylor Price, Senior Planner (Working out of class)

Approved by: Fionna Jensen, Principal Planner (Working out of class)

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval

- Attachment 2 - Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Senior Planner; John Manly, Property Owners; Bradley Green, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240302