



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 26-057

July 01, 2026

Introduced: 6/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250385 - PEBBLE BEACH COMPANY (GRANT'S SNACK SHACK)

Administrative hearing to consider the construction of a 680 square foot snack bar with restrooms on Pebble Beach Golf Links and associated site improvements within 750 feet of a known resource.

Project Location: Near 1576 Cypress Dr, between the 17th and 4th tee box, Pebble Beach. CA, 93953

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.

RECOMMENDATION:

It is recommended that the 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 there are no exceptions pursuant to section 15300.2; and
- b) Approve a Coastal Administrative Permit and Design Approval to allow a 680 square foot snack bar with restrooms on Pebble Beach Golf Links; and a Coastal Administrative Permit to allow development 750 feet of a known resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION:

Agent: Ryan Aeschliman

Property Owner: Pebble Beach Company

APN: 008-401-002-000

Parcel Size: 24.06 acres

Zoning: Open Space Recreation with a Design overlay in the Coastal Zone or "OR-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff are 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 building/grading permits and/or commencement of the

approved use.

On July 1, 2026, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submitting written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, June 30, 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 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: Jade Mason, Assistant Planner

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
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Pebble Beach Company Property Owners; Ryan Aeschliman, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Troy McKinley; Planning File PLN250385