



# County of Monterey Administrative Permit

Item No.4

Legistar File Number: AP 25-026

May 07, 2025

Introduced: 4/25/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

## **PLN240097 - WHITTEMORE EDWARD WILLIAM III & COLLEEN JOY TRS**

Consider replanting 20 native trees (Monterey pine and Monterey cypress) and protecting 24 existing Monterey pine saplings to clear Code Enforcement No. 24CE00074.

**Project Location:** 1263 Sombria Lane, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15333, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

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

- Find that the project qualifies for a Class 33 Categorical Exemption pursuant to CEQA Guidelines section 15333, and that there are no exceptions pursuant to section 15300.2; and
- Approve a Restoration Permit to replant 20 native trees (Monterey pine and Monterey cypress) and protect 24 existing Monterey pine saplings to clear Code Enforcement No. 24CE00074.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 6 conditions of approval.

### PROJECT INFORMATION

**Property Owner:** Whittemore Edward William III & Colleen Joy Trust

**APN:** 008-291-014-000, 008-291-016-000, & 008-291-023-000

**Parcel Size:** 4.7

**Zoning:** Low-Density Residential, 2 acres per unit, with a Design Control overlay, coastal zone and Resource Conservation with a Design Control overlay, coastal zone or "LDR/2-D (CZ)" and "RC-D (CZ)"

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

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a Restoration 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 May 7, 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, May 6, 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.

Prepared by: Hya Honorato, Assistant Planner, x5173

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 - Arborist Report (LIB240237)

Exhibit C - Biotic Assessment (LIB250056)

Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; Environmental Health Bureau; Hya Honorato, Planner; Whittemore Edward William III & Colleen Joy Trust, Property Owners; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240097