



# County of Monterey

Item No.3

## Administrative Permit

Legistar File Number: AP 26-003

January 07, 2026

Introduced: 12/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN220159-EXT1 - SALEHI AMIR & ELMIRA TRS

Consider a three-year extension to a previously approved Coastal Administrative and Design Approval (PLN220159) that allowed construction of a 6,094 square foot two-story single-family dwelling and associated site improvements including the removal of 40 Monterey pines and four Coast live oaks.

**Project Location:** 3167 Stevenson Drive, Pebble Beach

**Proposed CEQA action:** Finding the project Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions under Section 15300.2.

### RECOMMENDATIONS

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

- a. Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to the California Environmental Quality Act Guidelines section 15303, and there are no exceptions under Section 15300.2; and
- b. Approving a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval (Chief of Planning Resolution No. 22-078, HCD-Planning File No. PLN220159) that allowed the construction of a 6,094 square foot two-story single-family dwelling and associated site improvements, including the removal of 40 Monterey pines and four Coast live oaks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), and recommends one condition of approval.

### PROJECT INFORMATION

**Agent:** Amy Denney, IDG, INC

**Property Owner:** Amir and Elmira Salehi

**APN:** 008-023-013-000

**Zoning:** Medium Density Residential, 2 Units per acre with Building Site and Design Control Overlay Districts or "MDR/2-B-6-D (CZ)"

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

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a three-year extension to a previously-approved Coastal Administrative Permit and Design Approval, subject to the findings and evidence in the attached draft Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have

any questions. The applicant will be required to satisfy all permit conditions of PLN220159 (**Exhibit C**) prior to the issuance of a building/grading permit and/or commencement of the approved use.

On January 7, 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, January 6, 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 County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Marlene Garcia, Assistant Planner, (831) 755-5114

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Recommended Condition of Approval

Exhibit B - Extension Request Letter

Exhibit C - Chief of Planning Resolution No. 22-078

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Jacquelyn Nickerson, Principal Planner; Salehi Amir & Elmira TRS, Property Owners; Amy Denney, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File Nos. PLN220159-EXT1 and PLN220159