



County of Monterey

Item No.5

Administrative Permit

Registrar File Number: AP 25-068

December 03, 2025

Introduced: 11/25/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250267 - CTI TOWERS ASSETS I LLC (T-MOBILE)

Administrative Hearing to consider action on a previously approved permit that allowed installation of antennas and radios on the existing tower to install ground equipment within the existing compound. This Amendment would allow the collocation for T-Mobile on the previously approved wireless telecommunications facility including the installation of a 25 foot high tower extension, antennas and radios on an existing tower and installation of ground equipment within an existing compound.

Project Location: 4040 Sunset Lane, Pebble Beach, CA 93953

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines section 15301, and that none of the exceptions from Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit (PLN010094) that allowed installation of antennas and radios on the existing tower to install ground equipment within the existing compound. This Amendment would allow collocation for T-Mobile on the previously approved wireless telecommunications facility, which includes installation of a 25-foot-high tower extension, three antennas, three radios, on an existing tower with three swivel and sector mounts, as well as the installation of ground equipment within an existing compound.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Rachel Bruin

Property Owner: CTI TOWERS ASSETS I LLC

APN: 008-112-009-000

Parcel Size: 0.31 acres

Zoning: Medium Density Residential, 4 acres per unit, with a Design Overlay, or "MDR/4-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a Minor and Trivial Amendment 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 3rd, 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, December 2nd, 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 Planning Commission 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: Jordan Evans-Polockow, Assistant Planner, x7065

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; CTI TOWERS ASSETS I LLC, Property Owners; Rachel Bruin, Agent; Interested Parties; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN250267