



Administrative Permit

Legistar File Number: AP 26-026

March 18, 2026

Introduced: 3/10/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150337-EXT2 - ESALEN INSTITUTE (ESALEN SOUTH COAST EMPLOYEE HOUSING)

Administrative hearing to consider a Second Three-Year Extension to a previously approved Combined Development Permit (PLN150337) allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

Project Location: 54105 Highway 1, Big Sur

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration, together with an Addendum, and find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Sections 15162 and 15164.

RECOMMENDATIONS

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

- a. Consider the previously adopted Mitigated Negative Declaration, together with an Addendum, and find that the Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Sections 15162 and 15164.and;
- b. Approve a second three-year extension to a previously approved Combined Development Permit (PLN150337) allowing an after-the-fact approval of a fire truck garage (approx. 600 square feet); construction of 3 new employee housing structures (32-units and approx. 12,893 square feet total) increasing the total employee housing units to 43; construction of an employee common room (approx. 1,133 square feet); and development on slopes in excess of 30% and within the Critical Viewshed.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 2 conditions of approval.

PROJECT INFORMATION

Agent: The Law Offices of Aengus L. Jeffers

Property Owner: ESALEN INSTITUTE

APN: 421-011-018-000

Parcel Size: 15.67 acres

Zoning: WSC/40-D(CZ)

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a second Extension to a previously approved Combined Development 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 March 18, 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, March 17, 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 Planning Commission..

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions: None

Prepared by: Summer Obledo, Permit Technician II,

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval

Exhibit B - Planning Commission Resolution No. 20-010 (PLN150337)

Exhibit C - Chief of Planning Resolution No. 22-057 (PLN150337-EXT1)

Exhibit D - Vicinity Map

cc: Front Counter Copy; Summer Obledo, Permit Technician II; Jacquelyn M. Nickerson, Principal Planner; Esalen Institute, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN150337-EXT2