



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-053

October 01, 2025

Introduced: 9/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250029 - SCHERLING JOSHUA BRET & STACEY LAUREN

Administrative hearing to consider action on the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

Project Location: 3150 Don Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

RECOMMENDATION:

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

- a. Find that the project for new construction qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 1,463 square foot detached workshop with a 777 square foot deck.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Bradley Green

Property Owner: Joshua Bret & Stacey Lauren Scherling

APN: 008-361-026-000

Parcel Size: 1.35 acres

Zoning: Resource Conversation with a Design overlay and Low Density Residential with a maximum Density of 1.5 acres per unit and a Design overlay, Coastal Zone or "RC-D(CZ)|LDR/1.5-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 is recommending approval of an 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 a building/grading permits and/or commencement of the

approved use.

On October 1, 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, September 30, 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.

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: Jacquelyn M. Nickerson, 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; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Jacquelyn M. Nickerson, Principal Planner; Joshua Bret & Stacey Lauren Scherling, Property Owners; Bradley Green, Agent; The Open Monterey Project; Land Watch (Executive Director); Lozeau Drury LLP; Planning File PLN250029