



County of Monterey

Item No.3

Administrative Permit

Legistar File Number: AP 25-038

August 06, 2025

Introduced: 7/30/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240175 - COLSON ERIC TR ET AL

Administrative hearing to consider construction of an 831 square foot accessory dwelling unit and associated site improvements.

Project Location: 1507 Viscaino Rd, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions pursuant to section 15300.2 apply.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of an 831 square foot Accessory Dwelling Unit with associated site improvements.

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

PROJECT INFORMATION

Agent: Alicia Ader

Property Owner: Eric and Donna Colson

APN: 008-212-019-000

Parcel Size: 1.13 acres

Zoning: Low Density Residential with a density of 1 unit per acre and a Design Control overlay in the Coastal Zone or "LDR/1-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Planner: Joseph Alameda, Associate Planner

alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY

Staff is recommending approval of a Coastal 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 August 6, 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, August 5, 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.

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 (fire)

Prepared by: Joseph Alameda, Associate Planner, x7079
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
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Planner; Fionna Jensen, Principal Planner; Eric and Donna Colson, Property Owners; Alicia Ader, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240175