



County of Monterey

Item No.1

Administrative Permit

Registrar File Number: AP 25-036

August 06, 2025

Introduced: 7/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210180-EXT1 - AHST 211 LLC

Administrative hearing to consider a three-year permit extension to a previously approved Combined Development Permit (PLN210180) that allowed construction of 76 multi-family housing units, development within the "S" zoning district, development on slopes in excess of 25%, removal of 82 Coast Live Oak trees, and an Amendment to PLN170765 to change the configuration and number of units of multi-family dwellings on Lot 5.

Project Location: 24471, 24481, 24491, 24501, 24511, and 24531 Citation Court, Monterey

Proposed CEQA action: Consider a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS

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

- a. Consider a previously certified Environmental Impact Report, and finding that the preparation of a subsequent environmental document is not required, pursuant to section 15162 of the CEQA Guidelines; and
- b. Approve a three-year permit extension to a previously approved Combined Development Permit (Planning Commission Resolution No. 22-016, HCD-Planning File No. PLN210180) that consisted of a:
 1. Use Permit and Design Approval to allow construction of 76 multi-family housing units on Lot's 4, 5, 6, and 7 of the Laguna Seca Office Park (LSOP);
 2. Use Permit to allow removal of 82 Coast Live Oak trees, including 10 landmark trees;
 3. Use Permit to allow development on slopes in excess of 25%;
 4. Administrative Permit to allow development within the "S" district;
 5. Amendment to entitlements previously granted for development of a 15-unit multifamily housing project and removal of oak trees on Lot 5 (Assessor's Parcel Number: 173-121-005-000) (Board of Supervisors Resolution No. 21-071, HCD-Planning File No. PLN170765) to rescind those entitlements and replace them with this Combined Development Permit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 1 condition of approval.

PROJECT INFORMATION

Agent: Daniel Archer

Property Owner: AHST 211 LLC

APNs: 173-121-004-000, 173-121-005-000, 173-121-023-000 and 173-121-026-000

Parcel Size: 7.06 acres (307,533 square feet)

Zoning: Visitor Serving/Professional Office with Building Site 6, Urban Reserve, Design Control, and Site Plan Review zoning overlays, or “VO/B-6-UR-D-S”

Plan Area: Greater Monterey Peninsula Area Plan

Project Planner: Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of a three-year Permit Extension to a previously approved Combined Development Permit, subject to the findings and evidence in the attached 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 PLN210180 prior to the issuance of a building/grading permit 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 Planning Commission.

Prepared by: Kayla Nelson, Associate Planner, x6408

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, dated May 26, 2025

Exhibit C - Planning Commission Resolution No. 22-016, dated June 29, 2022

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn Nickerson, Principal Planner; AHST 211 LLC, Property Owners; Daniel Archer, Agent; Sheila Rendazo, Interested Party; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210180-EXT1