



Administrative Permit

Legistar File Number: AP 22-033

October 05, 2022

Introduced: 9/23/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220031 - LAZARES DAVID & CYNTHIA TRS

Administrative hearing to consider construction of a 5,496 square foot two-story single-family dwelling, an attached 816 square foot garage, and associated site improvements including an entry gate and the removal of 30 Monterey pines and Coast live oaks.

Project Location: 3150 Stevenson Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Consider a previously Certified FEIR.

RECOMMENDATIONS

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

- a. Consider the previously-certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan and finding the project consistent with the FEIR which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 6,312 square foot two-story single-family dwelling, inclusive of an 816 square foot garage, and associated site improvements including an entry gate and the removal of 30 Monterey pines and Coast live oaks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION

Agent: Julie Paulon

Property Owner: David & Cynthia Lazares

APN: 008-023-034-000

Parcel Size: 28,314 square feet

Zoning: MDR/2-B-6-D(CZ)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

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 October 5, 2022, 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, October 4, 2022. 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
Cypress Fire Protection District

Prepared by: Fionna Jensen, Associate Planner, x7460

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations & Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Del Monte Forest Local Coastal Program Amendment and PBC Concept Plan
FEIR (Hyperlink)

cc: Front Counter Copy; Cypress CSD; HCD-Engineering Services; HCD-Environmental Services; Coastal Commission; Environmental Health Bureau; Fionna Jensen, Associate Planner; Anna V. Quenga, AICP, Principal Planner; David & Cynthia Lazares, Property Owners; Julie Paulson, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN220031