



Administrative Permit

Legistar File Number: AP 23-009

February 15, 2023

Introduced: 2/8/2023

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN220290 - ROBERT LOUIS STEVENSON SCHOOL

Administrative hearing to consider placement of seven temporary modular classroom buildings, totaling approximately 6000 square feet, on the softball field. The modular buildings will be used during reconstruction of an existing classroom building.

Project Location: 3152 Forest Lake Road, Pebble Beach

Proposed CEQA action: Categorical Exemption pursuant to CEQA Guidelines Sections 15304 and 15314.

RECOMMENDATIONS

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

- a. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Sections 15304 and 15314; and
- b. Approve a Coastal Administrative Permit and Design Approval for the placement of seven temporary modular classroom buildings, totaling approximately 6000 square feet, on the softball field. The modular buildings will be used during reconstruction of an existing classroom building.

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

PROJECT INFORMATION

Agent: Derric Oliver

Property Owner: Robert Louis Stevenson School

APN: 008-022-003 and 008-022-021

Parcel Size:

Zoning: Institutional Commercial

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

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 B**), 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 February 15, 2023, 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, February 14, 2023. 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 Fire District

Prepared by: Mike Novo, AICP, Planner, x-5176

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

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

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

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach CSD Fire District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Mike Novo, Planner; Anna Quenga, AICP, Principal Planner; Property Owners (Edward DiYanni); Derric Oliver, Agent; Tom Jamison, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220290