



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 23-007, **Version:** 2

PLN210343 - SPYGLASS HILL PARTNERS LLC

Consider the construction of a two-story single family dwelling with an attached three-car garage (Approx. 5,599 sq. ft.) and removal of 26 Monterey pine trees and 8 Coast live oak trees. Site improvements include grading consisting of approximately 800 cu. yds. of cut and 370 cu. yds. of fill.

Project Location: 3158 Stevenson Dr., Pebble Beach, CA

Proposed CEQA action: Consider the previously certified Final Environmental Impact Report for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Consider the previously certified Final Environmental Impact Report for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines.; and
- b. Approve the Coastal Administrative Permit and Design Approval to allow the construction of a 5,599 square foot two-story single-family dwelling inclusive of an attached 906 square foot three-car garage; and associated site improvements. The project includes the removal of 26 Monterey pine and 8 Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Cindi Scarlett-Ramsey, Sterling + Huddleson

Property Owner: Spyglass Hill Partners LLC

APN: 008-023-032-000

Parcel Size: 0.52 acres

Zoning: Medium Density Residential, 2 Units per acre with Building Site and Design Control Overlay Districts or "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 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 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: Christina Vu, Assistant Planner, x5139

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

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Quenga, AICP, Principal Planner; Spyglass Hill Partners LLC, Property Owners; Cindi Scarlett-Ramsey, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN210343