



## Board Report

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**File #:** AP 23-008, **Version:** 2

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### **PLN220024 - SPYGLASS HILL PARTNERS LLC**

Consider the construction of a 5,556 square foot single family dwelling, 912 square foot attached garage, 899 square foot Accessory Dwelling Unit, and associated site improvements including the removal of 45 Monterey pines and Coast live oaks and 510 cubic yards of net grading.

**Project Location:** 3154 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 a Coastal Administrative Permit and Design Approval to allow construction of a 6,468 square foot single family dwelling inclusive of an attached garage, and a Coastal Administrative Permit and Design Approval to allow construction of an 898 square foot Accessory Dwelling Unit and associated site improvements including the removal of 45 Monterey pine and Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 14 conditions of approval.

### PROJECT INFORMATION

**Agent:** Cindi Scarlett-Ramsey

**Property Owner:** Spyglass Hill Partners LLC

**APN:** 008-023-033-000

**Parcel Size:** 0.74 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 two Coastal Administrative Permits and Design Approvals 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: Fionna Jensen, Associate Planner, x6407

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 Pebble Beach Company Final EIR

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Fionna Jensen, 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 PLN220024