



Administrative Permit

Legistar File Number: AP 24-033

June 26, 2024

Introduced: 6/18/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and previous Addendum.

RECOMMENDATIONS:

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

- a. Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) with Addendum and find that the Minor and Trivial Amendment does not require subsequent environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines; and
- b. Approve a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) which consisted of:
 - 1) Coastal Administrative Permit and Design Approval to allow demolition of a 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage, driveway, replacement of an existing wood fence with a stone wall and a new driveway entrance gate, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading;
 - 2) Coastal Development Permit to allow the removal of one dead Monterey cypress tree;
 - 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
 - 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - 5) Coastal Development Permit to allow development on slopes exceeding 30 percent.

The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase

of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). As a project amendment, 17 conditions of approval from the previously approved permit are now incorporated and no new conditions were added to this permit.

PROJECT INFORMATION:

Agent: Ashley Habluetzel

Property Owners: Richard and Melanie Lundquist

APN: 008-472-006-000

Parcel Size: 1.68 acres (73,230 square feet)

Zoning: Low Density Residential with a maximum gross density of 2 acres per unit with a Design Control Overlay within the Coastal Zone or “LDR/2-D(CZ)”

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending approval of a Minor and Trivial Amendment 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 June 26, 2024, 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, June 25, 2024. 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 project was previously reviewed and/or conditioned by the following departments and agencies:

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Pebble Beach Community Services District (Fire Protection District)

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Mary Israel, Supervising 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 - Planning Commission Resolution No. 18-012

Exhibit D - Mitigated Negative Declaration (SCH No. 2012061087) and Addendum

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Richard and Melanie Lundquist, Property Owners; Ashley Habluetzel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN150150-AMD1.