



Administrative Permit

Legistar File Number: AP 25-032

July 02, 2025

Introduced: 6/25/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230140-AMD1 - HODGE JOHN CHARLES & KEARE STACEY TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

Project Location: 3406 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and none of the exceptions listed in section 15300.2 apply; and
- b. Approve Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN230140) that allowed demolition of a 6,256 square foot main residence with an attached guest unit, two-car garage and a 1,476 square foot detached accessory dwelling unit; and the construction of an 8,467 square foot main residence with a 2,723 square foot basement, a 320 square foot pool, construction of 960 square foot accessory dwelling unit with an attached three-car garage, and associated site improvements within 750 feet of known archaeological resources. This Minor and Trivial Amendment modifies the previously approved scope to allow construction of a 6,555 square foot main residence, a 1,320 square foot detached garage inclusive of an art studio, a 238 square foot pool, and a reduction in height from 26 feet one inch to 14 feet 10 inches below average natural grade.

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

PROJECT INFORMATION

Agent: Laura Lawrence

Property Owners: John Hodge and Stacey Keare

APN: 008-381-002-000

Parcel Size: 2.34 acres (102,235 square feet)

Zoning: Low Density Residential, 1.5 acres per unit with a Design Control overlay, coastal zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov, (831) 796-6408

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 July 2, 2025, 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, July 1, 2025. 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 District

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and Approved by: Jacquelyn M. Nickerson, 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 - Zoning Administrator Resolution No. 24-003, dated January 25, 2024

Exhibit D - Board of Supervisors Resolution No. 24-153, dated May 14, 2024

Exhibit E - Letter from Neighbor dated June 3, 2025

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; John Hodge and Stacey Keare, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230140-AMD1.