

HUFF

PLN210231

AGENDA #35

BOARD OF SUPERVISORS

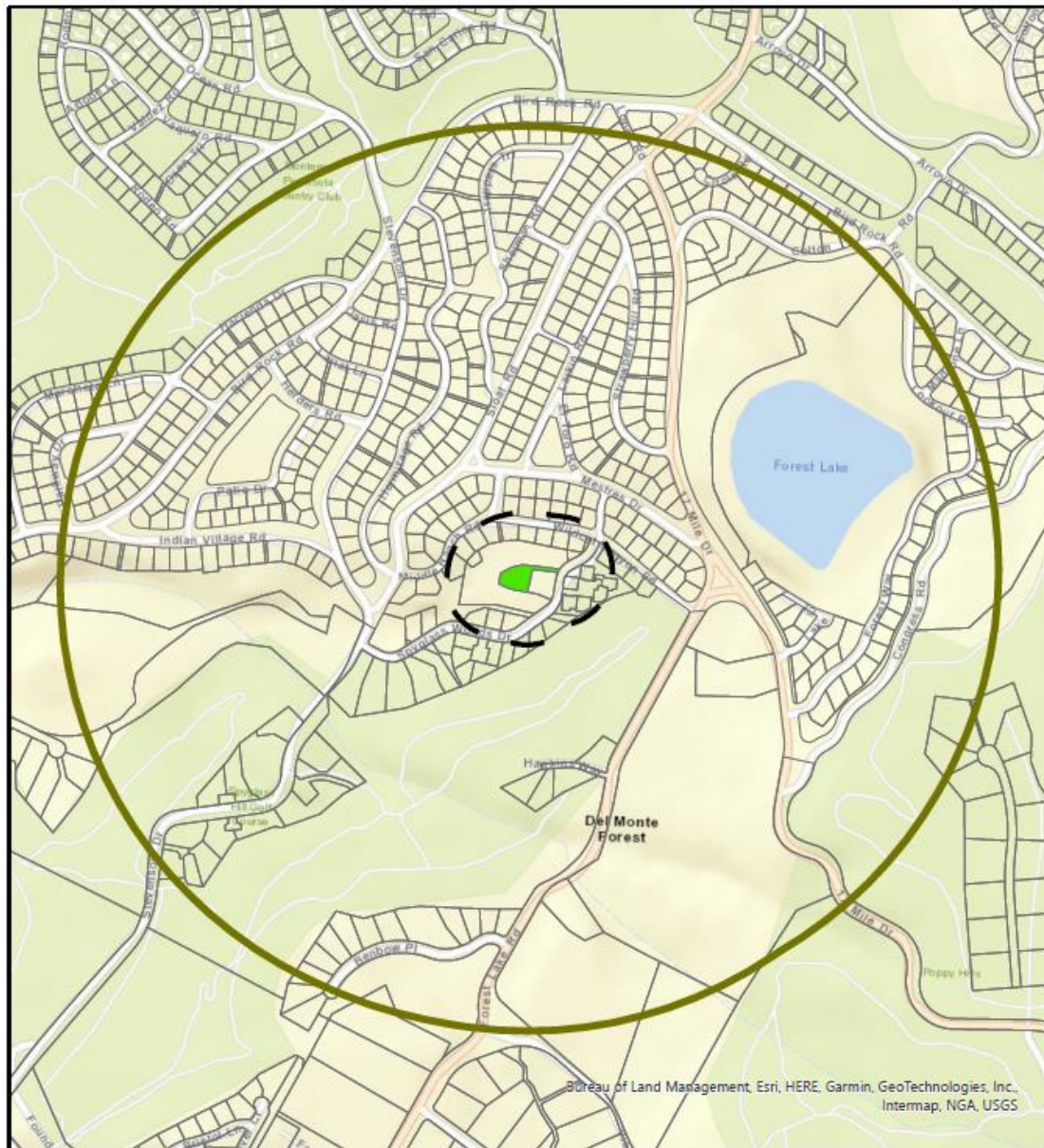
JULY 12, 2022

PROJECT PLANNER:

SON PHAM-GALLARDO



- Property Location:
- 1125 Spyglass Woods Drive,
Pebble Beach
- Zoning:
- MDR/2-B-6 (CZ)
- Del Monte Forest Land Use Plan

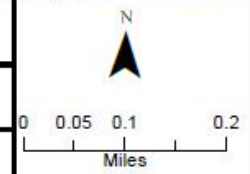


APPLICANT: HUFF DARYL & RHONDA TRS

APN: 008-023-004-000

FILE# PLN210231

Selected Parcel 2500' BUFFER 300' BUFFER



PROJECT CONSISTS OF:

Coastal Administrative Permit and Design Approval to allow construction of a 3,951 square foot one-story single-family dwelling with a 677 square foot attached garage and removal of 51 protected trees.



SUBJECT SITE

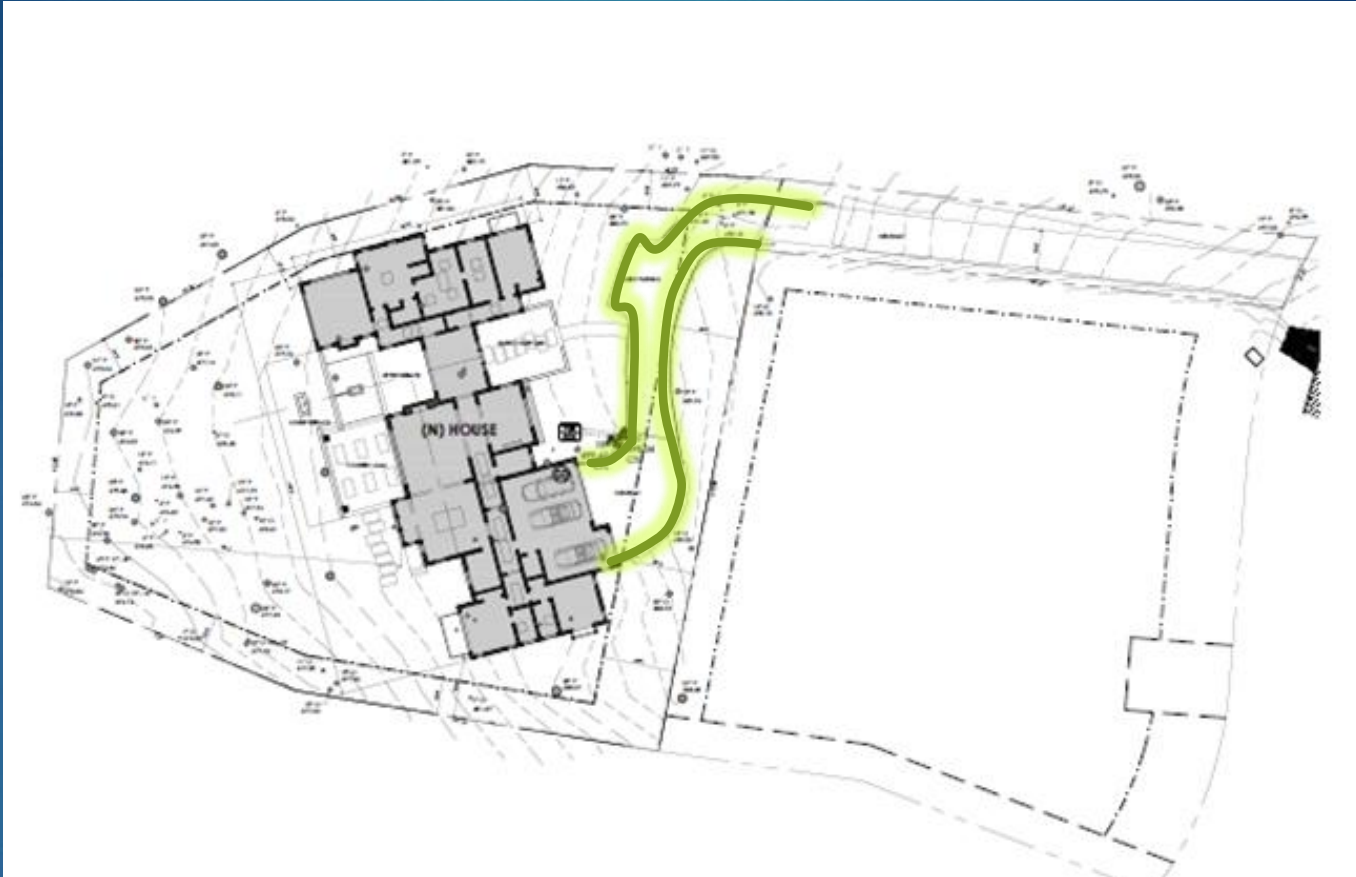


CONCERNS:

1. The garage should be located to minimize the length of the driveway.
2. The driveway does not meet setback.
3. The driveway location is intrusive.

CONCERN #1:

“The garage should be located to minimize the length of the driveway”.



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“The garage should be located to minimize the length of the driveway”.



County Response:

- CIP of Del Monte Forest does not define a specific requisite length.
- Current design meets applicable topography, tree protection and design considerations consistent with relevant policy.

CONCERN #2:

“The driveway does not meet setback”.



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“The driveway does not meet setback”.

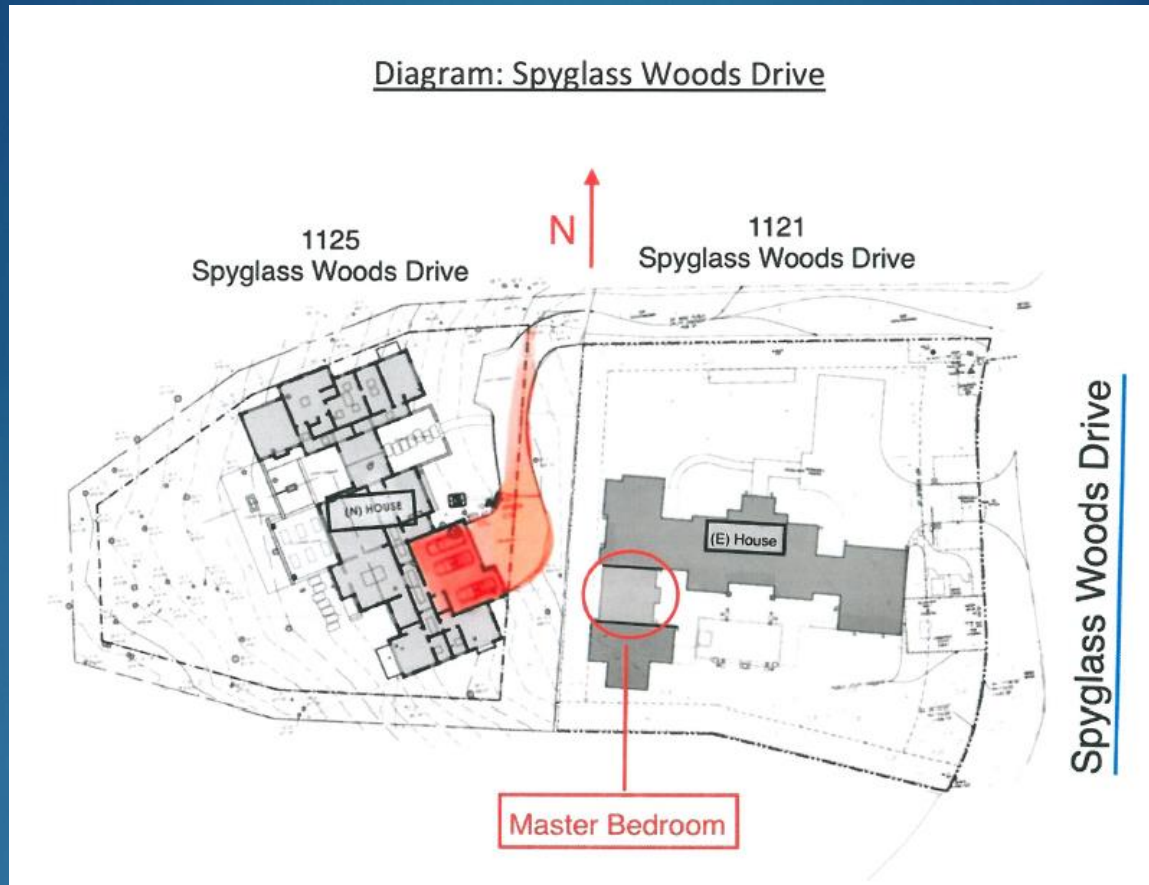


County Response:

- County does not enforce Pebble Beach ARB standards.
- Title 20 Section 20.12.060 Development Standards for MDR district, setback apply to structures. Location of driveway within front setback is permissible.

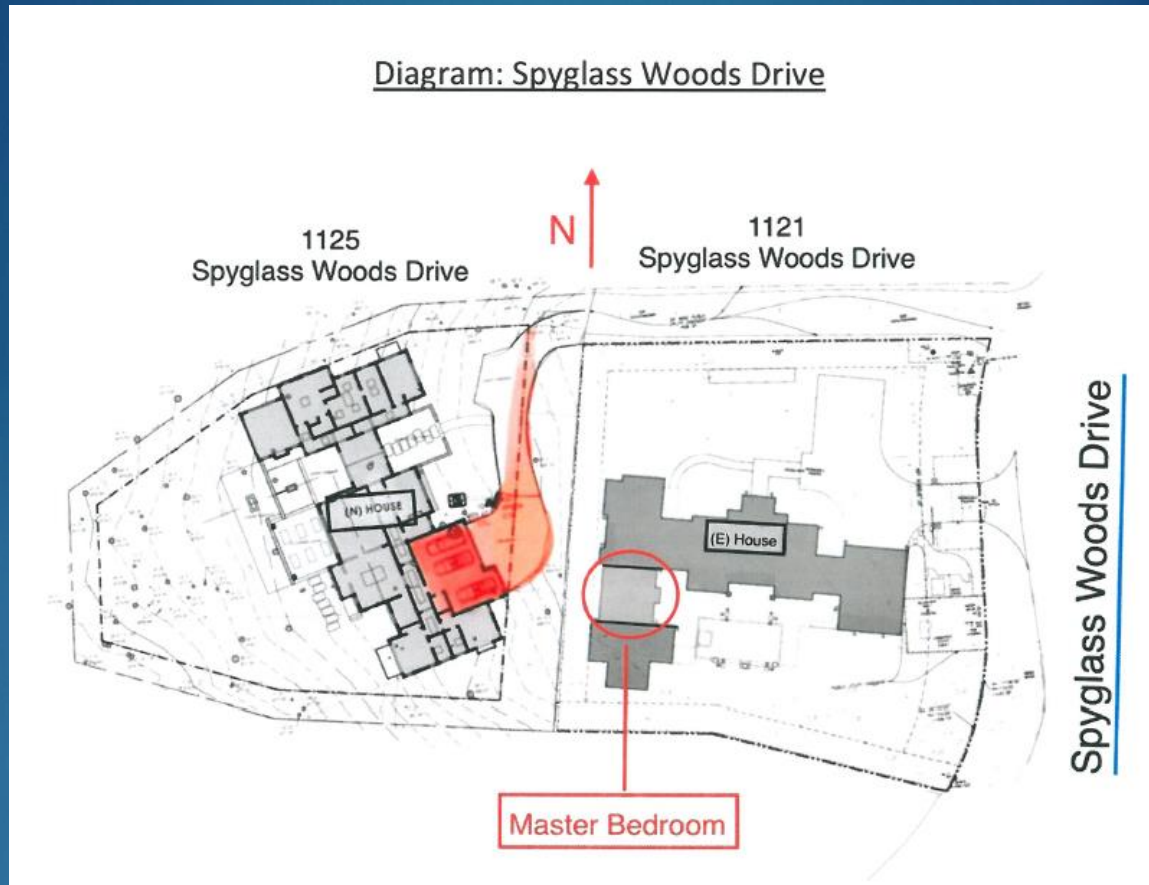
CONCERN #3:

“The driveway location is intrusive”.



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“The driveway location is intrusive”.



County Response:

- MCC Section 10.60.030 –Operation of Noise-Producing Devices Restricted. Garage door operation would not constitute a noise level to reach 85dBA.
- MBARD does not comment on single family dwelling since these projects don't have significant air quality impacts nor expect residential garage would expose sensitive receptors to adversely affect a significant number of people.

RECOMMENDATIONS

- a. Denying an appeal by Fred and Gail Krupica of the Zoning Administrator's April 14, 2022 approval of the Huff application (PLN210231);
- b. Finding that the project is consistent with the certified Final Environmental Impact Report for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan, and that CEQA Guidelines section 15162 does not require additional, project-level environmental review.
- c. Approving a Coastal Administrative Permit and Design Approval to construct a 3,951 square foot single family dwelling and 677 square foot attached garage and removal of 51 protected trees.