



# **LA RESACA LLC APPEAL PLN160608-AMD1**

**Board of Supervisors  
January 12, 2021**

# LA RESACA LLC PLN160608-AMD1

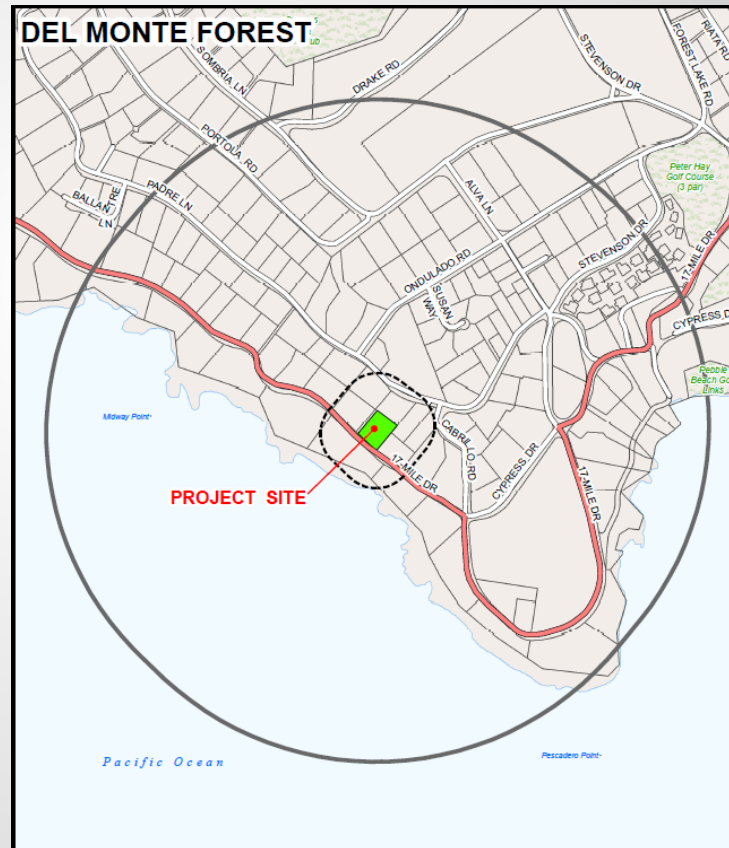


## Project Location:

3257 17-Mile Drive,  
Pebble Beach,  
Del Monte Forest  
LUP

## Zoning:

LDR/2.5-D (CZ)



# PROJECT DESCRIPTION



Minor & Trivial Amendment (PLN160608-AMD1) to a previously-approved Combined Development Permit (PLN160608).

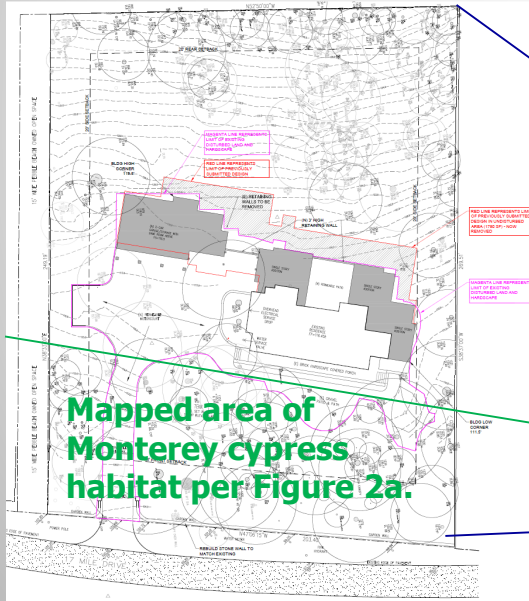
- Construction of 1,412 square feet of additions, and a 1,326 square foot attached garage with a 1,092 square foot second-story game room.

Reduces ground footprint by 1,088 square feet.

Avoids potential impacts to biological resources.



# DMF LUP FIGURE 2A



# PROCESS



Combined Development Permit approved by the Planning Commission on March 28, 2018.

Notified of Coastal Commission intent to appeal – differing biological opinion/interpretation.

Applicant amended the project and applied for a minor amendment.

Minor & Trivial Amendment approved on November 4, 2020.

Approval appealed to the Board.

# APPEAL CONTENTIONS



The appeal raised 4 contentions:

- The project does not constitute a minor and trivial amendment;
- The project proposes development within ESHA;
- The project requires further environmental review; and
- The project fails to adequately address cultural resources.

# RECOMMENDATION



Deny the appeal;

Consider an Addendum together with the previously-adopted Mitigated Negative Declaration;

Approve a Minor and Trivial Amendment (PLN160608-AMD1) to the previously-approved Combined Development Permit; and

Adopt a revised Condition of Approval and Mitigation Monitoring and Reporting Plan for the amended project.



# **CONTENTION NO. 1 (APPLICABLE ENTITLEMENT)**



As revised, the project reduces the ground footprint by 1,088 square feet.

Avoids impacts to biological resources.

Consistent with original permit action, applicable development standards, and other structures in the vicinity.

Minor and trivial in nature.

## **CONTENTION NO. 2 (DEVELOPMENT WITHIN ESHA)**



Project, as amended and mitigated, is consistent with application policies and regulations.

New development allowed within existing legally established structural and/or hardscape area.

Coastal Commission staff concurs with the proposed revisions.

# **CONTENTION NO. 3 (ENVIRONMENTAL REVIEW)**



Amended project reduces the footprint and limits development to the existing structural and hardscape areas.

No new impacts not previously considered.

Mitigation measures carried forward.

Further environmental review not warranted nor required per CEQA.

# ENVIRONMENTAL REVIEW



Mitigated Negative Declaration (MND) adopted for the original project.

Revisions do not raise any new potential significant impacts.

Staff prepared an Addendum and mitigation measures carried forward.

# **CONTENTION NO. 4 (CULTURAL RESOURCES)**



No surface evidence of resources.

Tribal consultation resulted in staff recommending a mitigation measure for a tribal monitor.

- Measure rejected by the Planning Commission as unwarranted.

County's standard condition applied.