



# County of Monterey

Item No.3

## Administrative Permit

Legistar File Number: AP 25-013

February 19, 2025

Introduced: 2/14/2025

Current Status: Agenda Ready

Version: 2

Matter Type: Administrative Permit

### PLN240204 - ACHIRO MICHAEL & SHAMIRAN TRS

Administrative hearing to consider additions of more than 10% of internal floor area to an existing two-story single-family dwelling; including new construction of a 390 square foot bedroom; conversion of a 125 square foot upstairs balcony into interior living space and a 659 square foot attached garage.

**Project Location:** 3301 17 Mile Drive Unit 5, Pebble Beach

**Proposed CEQA action:** Find that the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15301, and that no exceptions under section 15300.2 apply.

### RECOMMENDATIONS

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

- a. Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15301 and that no exceptions under section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow interior and exterior modifications to an existing single-family dwelling, including construction of a 390 square foot bedroom addition, a 659 square foot garage addition, and conversion of a 125 square foot balcony into an office.

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

### PROJECT INFORMATION

**Agent:** Izu Ojukwu

**Property Owner:** Michael and Shamiran Achiro Living Trust

**APN:** 008-521-005-000

**Parcel Size:** 0.132 acres or 5,749 square feet

**Zoning:** Medium Density Residential, 2.7 units per acre, Design Control, Coastal Zone or "MDR/2.7-D(CZ)

Plan Area: Del Monte Forest LUP

**Flagged and Staked:** No

### SUMMARY

Staff is recommending approval of a Coastal Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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 19, 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, February 18, 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 Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner, x 5298

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

#### Attachments

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Attachment 1 - Recommended Conditions of Approval
- Attachment 2 - Site Plans, Floor Plans & Elevations
- Attachment 3 - Colors and Materials

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Planner; Fionna Jensen, Principal Planner; Michael and Shamiran Living Trust, Property Owners; Izu Ojukwu, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Planning File PLN240204.