

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

CASA LADERA LLC (PLN190424-EXT1)

RESOLUTION NO. 25-008

Resolution by the County of Monterey Chief of Planning:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit, without changes, that was previously found to qualify for a Class 1 exemption; and
- 2) Approving a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 22-001; HCD-Planning File No. PLN190424) consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet;
 - b. Variance to continue exceeding the maximum allowable impervious coverage of 9,000 square feet in the Pescadero Watershed with reduced impervious coverage from 11,022 square feet to 10,918 square feet; and
 - c. Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

[PLN190424-EXT1, Casa Ladera LLC, 1658 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone, (Assessor's Parcel Number 008-392-007-000)]

The CASA LADERA LLC extension application (PLN190424-EXT1) came on for consideration by the County of Monterey Chief of Planning on February 5, 2025. Having considered all the written and documentary evidence, the Chief of Planning finds and decides as follows:

RECITALS

WHEREAS, on January 13, 2022, a Combined Development Permit was approved by the County of Monterey Zoning Administrator through Resolution No. 22-001. The approved Combined Development Permit consisted of: 1) Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet; 2) Variance to continue exceeding the maximum allowable impervious coverage of 9,000 square feet in the Pescadero Watershed with reduced impervious coverage from 11,022 square feet to 10,918 square feet; and 3) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource. In accordance with the resolution, this entitlement was set to expire on January 13, 2025; and

WHEREAS, the applicant submitted a written request on October 23, 2024, more than thirty (30) days prior to the expiration of the Combined Development Permit pursuant to Monterey County Code (MCC) Section 20.82.110. The written request for a three-year extension was filed by the project agent, Laura Lawrence. The extension was requested because the applicant submitted construction drawings to HCD-Building Services for the addition and remodel of the single family dwelling, however, they do not anticipate completing plan check and issuance of the construction permit before the entitlement expiration date of January 13, 2025; and

WHEREAS, the Chief of Planning pursuant to Section 2.30.030.C of the Monterey County Zoning Ordinance has the authority to provide administrative interpretations to allow a three-year extension which staff has determined is an appropriate amount of time given the circumstances; and

WHEREAS, this extension does not change the previously approved Combined Development Permit and all findings previously made in Zoning Administrator Resolution No. 22-001 continue to apply to this extension; and

WHEREAS, condition compliance applied in Resolution No. 22-001 continues to apply except that this extension modifies the expiration date of the Combined Development Permit from January 13, 2025 to January 13, 2028; and

WHEREAS, there is no new information or substantial changes in circumstances which would have altered the original approval of the Combined Development Permit; and

WHEREAS, Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property; and

WHEREAS, the project was deemed Categorically Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 and there were no exceptions under CEQA Guidelines Section 15300.2. Section 15301 Categorically Exempts minor additions to an existing structure. Therefore, the Zoning Administrator found the project consistent with CEQA Guidelines Section 15301 and that none of the exceptions under CEQA Guidelines Section 15300.2 applied to this project. There are no changes included in this extension and the conditions on the ground have not changed since the original approval. Therefore, this extension to the Combined Development Permit is also Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines; and

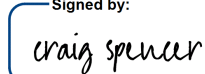
WHEREAS, pursuant to MCC Section 20.86.030.A, the discretionary decision of the Chief of Planning is appealable to the Board of Supervisors. The decision of the Board of Supervisors would be final and may not be appealed.

DECISION

NOW, THEREFORE BE IT RESOLVED, based on the above recitals, the County of Monterey Chief of Planning does hereby:

- 1) Find that the project qualifies for a Class 1 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit, without changes, that was previously found to qualify for a Class 1 exemption; and
- 2) Approve a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 22-001; HCD-Planning File No. PLN190424) consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet;
 - b. Variance to continue exceeding the maximum allowable impervious coverage of 9,000 square feet in the Pescadero Watershed with reduced impervious coverage from 11,022 square feet to 10,918 square feet; and
 - c. Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

PASSED AND ADOPTED this 5th day of February 2025.

Signed by:

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Craig W. Spencer, HCD Director for
Melanie Beretti, AICP, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON 2/20/25

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 3/3/25

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.
2. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
3. Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.