



Administrative Permit

Legistar File Number: AP 24-028

June 05, 2024

Introduced: 5/29/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Amendment to a Combined Development Permit (PLN110114/PLN150150) allowing demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The amendment includes rotating the dwelling approximately 4 degrees northwest, an increase of a 112 square foot addition, a decrease of approximately 575 square feet of balconies, and modifying the proposed architectural style while using similar exterior colors and materials.

Project Location: 3224 17 Mile Drive, Pebble Beach

Proposed CEQA action: Consider the previously adopted Mitigated Negative Declaration (SCH No. 2012061087) and Addendum.

RECOMMENDATIONS:

It is recommended that the HCD Chief of Planning continue the hearing on the amendment to the June 26, 2024 Administrative hearing.

PROJECT INFORMATION:

Agent: Ashley Habluetzel

Property Owners: Richard and Melanie Lundquist

APN: 008-472-006-000

Parcel Size: 1.68 acres (73,230 square feet)

Zoning: Low Density Residential with a maximum gross density of 2 acres per unit with a Design Control Overlay within the Coastal Zone or "LDR/2-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY:

Staff is recommending a continuance of this Minor and Trivial Amendment to a date certain of June 26, 2024, in order to allow staff additional time to finalize the project resolution.

Prepared and Approved by: Anna Ginette Quenga, AICP, Principal Planner

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Richard and Melanie Lundquist, Property Owners;

Ashley Habluetzel, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN150150-AMD1.