



Administrative Permit

Legistar File Number: AP 24-038

August 21, 2024

Introduced: 8/13/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230241 - ALLEN TIMOTHY K & ALLEN LYNN M TRS

Consider the construction of a new 1,142 square foot accessory dwelling unit with an attached 525 square foot two-car garage, conversion of an existing 636 square foot accessory dwelling unit into 636 square foot non habitable accessory structure. Site improvements include removal of 6 Monterey pine trees and grading consisting of approximately 730 cubic yards of cut and 10 cubic yards of fill.

Project Location: 28 Poppy Ln, Pebble Beach

Proposed CEQA action: Consider the previously certified Final Environmental Impact Report for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Consider the previously certified Final Environmental Impact Report for the Del Monterey Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan and finds the project consistent with the FEIR pursuant to Section 15162 of the CEQA Guidelines;
- b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,142 square foot accessory dwelling unit with an attached 525 square foot two-car garage and associated site improvements, including the removal of 6 Monterey pine trees; and
- c. Approve a Coastal Administrative Permit for the conversion of an existing 636 square foot accessory dwelling unit into a 636 square foot non-habitable accessory structure.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions of approval.

PROJECT INFORMATION

Agent: Amy Denny, International Design Group

Property Owner: Allen Timothy K & Allen Lynn M Trust

APN: 008-032-012-000

Parcel Size: 1.32 acres

Zoning: Low Density Residential, with Building Site and Design Control overlays in the Coastal Zone or "LDR/B-6-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

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 A**), 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 August 21, 2024, 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, August 20, 2024. 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 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 District (Fire)

Prepared by: Christina Vu, Assistant Planner, x5139
Reviewed by: Anna Quenga, AICP, Principal Planner
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Del Monte Forest Local Coastal Program Amendment and PBC Concept Plan FEIR

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Christina Vu, Planner; Anna Quenga, AICP, Principal Planner; Allen Timothy K & Allen Lynn M Trust, Property Owners; Amy Denny, International Design Group, Agent; The Open Monterey Project; LandWatch

(Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN230241.