



Monterey County Planning Commission

Agenda Item No. 1

Legistar File Number: PC 18-016

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

February 28, 2018

Introduced: 2/20/2018

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN160608 - BAILEY

(CONTINUED FROM OCTOBER 26, 2018 AND DECEMBER 13, 2018)

Continue PLN160608 to March 28, 2018, for consideration of a Combined Development Permit to improve an existing single family dwelling within 100 feet of ESHA to allow additional time to prepare and circulate an Initial Study to determine potentially significant impacts to the environment.

Project Location: 3257 17 Mile Drive, Pebble Beach

Proposed CEQA action: Initial Study

RECOMMENDATION:

It is recommended that the Planning Commission continue the project by one month to March 28, 2018 to allow staff additional time to complete and circulate the Initial Study.

PROJECT INFORMATION:

Agent: John Moore

Property Owner: Caroline C. Bailey

APN: 008-461-010-000

Parcel Size: 1.24 acres

Zoning: LDR/2.5-D (CZ)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The Planning Commission conducted a public hearing on the Bailey project (PLN160608) on October 25, 2017 and directed staff to return with a more robust environmental analysis, which could mean processing an Initial Study. On December 13, 2017 staff returned to the Planning Commission to confirm that an Initial Study would be required to make the appropriate findings as directed by the Commission, and requested a continuance to properly address potential impacts to the environment. However, staff was unable to complete the Initial Study document in time for the required 30-day public circulation period to have concluded prior to this February 28th hearing. Due to this, Staff is now requesting a one month continuance of the hearing for this project to a date certain of March 28th, 2018.

History:

The applicant proposes to add 2,717 square feet of first floor improvements to an existing 1,903 square foot single family home. While the hearing on October 25th confirmed that the improvements are outside of the indigenous Cypress habitat area identified in Figure 2a ("Indigenous Monterey Cypress Habitat") and thus not subject to Policy 20, the proposed project is still adjacent to

environmentally sensitive habitat area as defined in the DMF-LUP. The Coastal Act requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts that would significantly degrade such habitat areas. A portion of the proposed development falls outside of the existing hardscape and could potentially impact environmental resources. An Initial Study would serve to analyze these potential impacts and assess proper mitigation measures, if any. The Initial Study also intends to review potential impacts to a historical structure considering its historic eligibility; under Article 19 'Categorical Exemptions,' in the California Environmental Quality Act, Section 15300.2 [Exceptions], a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical structure. Currently, the project does not qualify for a categorical exemption under Section 15301 [Existing Facilities] because the additions will result in an increase of more than 50 percent of the floor area *and* are located in an environmentally sensitive habitat area.

The proposed project requires a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached 3-car garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat).

CEQA

An Initial Study is being prepared and circulated by RMA Planning Staff

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Pebble Beach CSD
- Del Monte Forest Land Use Advisory Committee
- Historic Resources Review Board
- Del Monte Forest Architectural Review Board

FINANCING:

Funding for staff time associated with this project is included in the FY16-17/17-18 Adopted Budgets for RMA-Planning.

Prepared by: Maira Blanco, Assistant Planner, x5052
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: Carl Holm, AICP, RMA Director

cc: Front Counter Copy; Planning Commission; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; John Moore, agent; Caroline C. Bailey, property owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN160608.