



Legislation Details (With Board Report)

File #: AP 24-028 **Name:** PLN150150-AMD1 - LUNDQUIST RICHARD C & MELANIE F TRS

Type: Administrative Permit **Status:** Agenda Ready

File created: 5/29/2024 **In control:** Administrative Permit

On agenda: 6/5/2024 **Final action:**

Title: 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report

Date	Ver.	Action By	Action	Result
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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.