



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 24-034, **Version:** 1

PLN230333 - SPEARS JOSEPH & KIRSTEN TRS

Consider construction of a 5,489 square foot two-story single-family dwelling with 740 square foot attached garage and a 959 square foot accessory dwelling unit. Site improvements include removal of 114 pine trees.

Project Location: 1455 Lisbon Court, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Consider a previously Certified Final Environmental Impact Report pursuant to CEQA Guidelines Section 15162.

RECOMMENDATIONS:

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

- a. Consider the previously-certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company (PBC) Concept Plan and finding the project consistent with the FEIR which does not warrant an addendum pursuant to Section 15162 of the CEQA Guidelines; and
- b. Approve a Coastal Administrative Permit and Design Approval for construction of a 5,489 square foot two-story single-family dwelling with a 728 square foot covered entry, a 602 square foot covered patio adjacent to the entertainment room, a 754 square foot covered patio adjacent to the great room, a 107 square foot covered patio adjacent to the master bedroom, a 65 square foot mechanical/storage room, 740 square foot attached garage and 959 square foot accessory dwelling unit. Site improvements include removal of 114 Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Edan Asturi

Property Owner: Joe Spears

APN: 008-031-029-000

Parcel Size: 68,074 square feet

Zoning: 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 June 26, 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, June 25, 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 the Supervisors and to/by 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 Service District

Prepared by: Benjamin Moulton, Assistant Planner, x5240

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

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 Service District; HCD-Engineering Services; HCD-Environmental Services; Coastal Commission; Environmental Health Bureau; Benjamin Moulton, Project Planner; Anna V. Quenga, AICP, Principal Planner; Joe Spears, Property Owner; Edan Asturi, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Project File PLN230333.