



Administrative Permit

Legistar File Number: AP 25-008

February 05, 2025

Introduced: 1/24/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240014 - WIGGANS THOMAS G & KATHRYN H TRS

Consider the construction of a new 546 square foot accessory dwelling unit and associated site improvements.

Project Location: 3330 Stevenson Drive, Pebble Beach

Proposed CEQA action: Find that the project qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2

RECOMMENDATIONS

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

- a. Find the project is for construction of an accessory dwelling unit which qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a detached 546 square foot accessory dwelling unit and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Cynthia Spellacy, Stocker & Allaire Inc

Property Owner: Wiggans Thomas G & Kathryn H Trust

APN: 008-453-003-000

Parcel Size: 1.19 acres

Zoning: Low Density Residential, 1 unit per 1.5 acres with Design Control overlay in the Coastal Zone or "LDR/1.5-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 February 5, 2025, 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, February 4, 2025. 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: Marlene Garcia, Assistant Planner, x5114

Reviewed by: Son Pham-Gallardo, Senior Planner

Approved by: Melanie Beretti, AICP, 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

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Son Pham-Gallardo, Senior Planner; Wiggans Thomas G & Kathryn H TRS, Property Owners; Cynthia Spellacy, Stocker & Allaire Inc, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP, Michael Lozeau and Juliana Lopez); Planning File PLN240014.