



# County of Monterey

Item No.7

## Administrative Permit

Legistar File Number: AP 23-092

Introduced: 11/22/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

### PLN210313-AMD1 - HOLLAND GEORGE L & DANA R TRUST

Consider Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval allowing an addition and remodel of a two-story single family dwelling within 750 feet of known archaeological resources. The amendment includes an increase of a 190 square foot addition, 270 square foot front terrace, 63 square foot shed roof, relocation of the rooftop terrace, modification of the outdoor staircase (from 30 sq. ft. spiral to 72 sq. ft. staircase), and incorporation of beige stone cladding accents.

**Project Location:** 3363 17 Mile Drive, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines Sections 15301.

### RECOMMENDATIONS:

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

- a. Find the minor amendment to a previously approved project for the demolition of an existing single family dwelling and construction of a new single family dwelling which qualifies for Class 1 Categorical Exemption pursuant to Sections 15301 and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Minor and Trivial Amendment to a previously approved Coastal Administrative Permit and Design Approval allowing a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, and new doors and windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing, and 165 square feet of patio and walkway improvements within 750 feet of known archaeological resources (Chief of Planning Resolution No. 22-039). The amendment consists of an increase of the addition by 190 square feet, a 270 square foot front terrace, relocation of the rooftop terrace, modification of the outdoor staircase (from a 30 square foot spiral to a 72 square foot standard staircase), a new 63 square foot shed roof over a door, and incorporation of beige stone cladding accents on the exterior finish.

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

### PROJECT INFORMATION:

**Agent:** Jason Diaz, International Design Group

**Property Owner:** George and Dana Holland

**APN:** 008-361-007-000

**Zoning:** Low Density Residential, 1.5 acres per unit with a Design Control overlay, Coastal Zone or “LDR/1.5-D(CZ)”

**Parcel Size:** 1.05 acres

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** No

**SUMMARY:**

Staff is recommending approval of a Minor and Trivial Amendment 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 December 6, 2023, 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, December 5, 2023. 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 Planning Commission if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

**OTHER AGENCY INVOLVEMENT:**

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

HCD-Engineering Services and HCD-Environmental Services  
Environmental Health Bureau  
Pebble Beach Community Services District

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Reviewed 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 - Chief of Planning Resolution No. 22-039

Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Services District (Fire); HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau;

Mary Israel, Project Planner; Anna Quenga, AICP, Principal Planner/Reviewer; Jason Diaz, Agent; George and Dana Holland, Owners; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN210313-AMD1.