



Administrative Permit

Legistar File Number: AP 24-057

Introduced: 11/26/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240037 - GENG WEIKANG & CHEN JUN

Administrative hearing to consider construction of a 1,242 square foot one-story addition to an existing approximately 2,718 sq. ft. one-story single family dwelling inclusive of a two-car garage with replacement of existing garage door to one of black metal with dark gray glass and removal of brick veneer from the existing single family dwelling façade. Board and batten exterior colors and materials to match existing.

Project Location: 4063 Mora Lane, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15301 and that no exceptions under section 15300.2 apply; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow construction of a 1,242 square foot one-story addition to an existing approximately 2,718 sq. ft. one-story single family dwelling inclusive of a two-car garage with replacement of existing garage door to one of black metal with dark gray glass and removal of brick veneer from the existing single family dwelling façade. Board and batten exterior colors and materials to match existing.

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

PROJECT INFORMATION

Agent: Franshisca Delgado

Property Owner: Weikang Geng and Jun Chen

APN: 008-181-005-000

Parcel Size: 19,217 square feet, or 0.45 acres

Zoning: Medium Density Residential, 2 units per acre, Coastal Zone or "MDR/2-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

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 December 4, 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 December 3, 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 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 Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner, x 5298

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 - LUAC Minutes

Exhibit C - Vicinity Map

Exhibit D - Project Data Sheet

cc: Front Counter Copy; Pebble Beach Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Weikang Geng and Jun Chen, Property Owners; Franshisca Delgado, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christine McGinnis, Keep Big Sur Wild; Planning File PLN240037.