



Administrative Permit

Legistar File Number: AP 25-006

February 05, 2025

Introduced: 1/22/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN190424-EXT1 - CASA LADERA LLC

Three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 22-001; HCD-Planning File No. PLN190424) to allow a 2,040 square foot addition to a two-story single family dwelling and a 124 square foot reduction to the attached three-car garage, a variance to continue exceeding the maximum allowable impervious coverage in the Pescadero Watershed, and development within 750 feet of a known archaeological resource.

Project Location: 1658 Crespi Lane, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines.

RECOMMENDATIONS

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

- a. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines as an extension of a permit, without changes, that was previously found to qualify for a Class 1 exemption; and
- b. Approve a three-year extension to the expiration date of a previously-approved Combined Development Permit (Zoning Administrator Resolution No. 22-001; HCD-Planning File No. PLN190424) consisting of:
 - 1) Coastal Administrative Permit and Design Approval to allow a 2,040 square foot addition to an existing 11,200 square-foot two-story single family dwelling inclusive of an attached three-car garage reduced from 1,043 to 919 square feet;
 - 2) Variance to continue exceeding the maximum allowable impervious coverage of 9,000 square feet in the Pescadero Watershed with reduced impervious coverage from 11,022 square feet to 10,918 square feet; and
 - 3) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

PROJECT INFORMATION

Agent: Laura Lawrence

Property Owner: Casa Ladera LLC

APN: 008-392-007-000

Zoning: Low Density Residential with 1.5 acres per unit with a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of a three-year extension to a previously-approved Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**). Please read the resolution carefully and contact the planner if you have any questions. The applicant will be required to satisfy all permit conditions of PLN190424 (**Exhibit C**) prior to the issuance of a building/grading permit 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 County of Monterey Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors.

Prepared by: Kayla Nelson, Associate Planner, (831) 796-6408, nelsonk@countyofmonterey.gov

Reviewed and Approved by: Mary Israel, Supervising Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

Exhibit B - Extension Request Letter

Exhibit C - Zoning Administrator Resolution No. 22-001, dated January 13, 2022, including:

- Project Conditions of Approval
- Plans
- Colors and Materials

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Planner; Mary Israel, Supervising Planner; Casa Ladera LLC, Property Owners; Laura Lawrence, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning Files PLN190424-EXT1 and PLN190424.