



Administrative Permit

Legistar File Number: AP 25-021

April 16, 2025

Introduced: 4/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN240093 - BACH ROBERT J & PAULINE M TRS

Administrative hearing to consider a Lot Line Adjustment between two legal lots of record: Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7), respectively.

Project Location: 2959 & 2963 Cormorant Road, Pebble Beach

Proposed CEQA action: Find the project qualifies for a Class 5 Categorical Exemption pursuant to Section 15305(a) of CEQA Guidelines and that 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 qualifies for a Class 5 Categorical Exemption pursuant to CEQA Guidelines Section 15305 and that none of the exceptions under Section 15300.2 apply; and
- b. Approve an Administrative Permit to allow a Lot Line Adjustment between two legal lots of record: Lot 6 [APN 007-262-018-000, approximately 0.26 acres (11,218 sq. ft.)] and Lot 7 [APN 007-262-017-000, approximately 0.25 acres (11,049 sq. ft.)], resulting in two parcels containing 0.19 acres or 8,286 sq. ft. (Adjusted Lot 6) and 0.32 acres or 13,981 sq. ft. (Adjusted Lot 7), respectively.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION

Agent: Sheryl Fox

Property Owner: Robert and Pauline Bach

APN: 007-262-018-000 & 007-262-017-000

Parcel Size: 11,218 square feet & 11,049 square feet

Zoning: MDR/B-6-D-RES

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit 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 April 16, 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, April 15, 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 the Board of Supervisors.

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: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Assistant Planner; Fionna Jensen, Principal Planner; Robert and Pauline Bach, Property Owners; Sheryl Fox, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240093