



## Zoning Administrator

Legistar File Number: ZA 24-031

August 29, 2024

**Introduced:** 8/23/2024

**Current Status:** Agenda Ready

**Version:** 2

**Matter Type:** Zoning Administrator

### **PLN240063 - LAMMERSEN WILLIAM BART & SARAH**

Public hearing to consider a Design Approval to allow demolition of an existing 2,141 square foot single family dwelling and associated hardscape and construction of a two-story 3,349 square foot single family dwelling with a 551 square foot attached garage and 634 square foot detached accessory dwelling unit.

**Project Location:** 2967 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan.

**Proposed CEQA action:** Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15302 and none of the exceptions to the exemption pursuant to section 15300.2 can be made.

### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project for a new single-family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and none of the exceptions to the exemption pursuant to section 15300.2 can be made; and
- b. Approve a Design Approval to allow demolition of an existing 2,141 square foot single family dwelling and associated hardscape and construction of a two story 3,349 square foot single family dwelling with a 551 square foot attached garage and 634 square foot detached accessory dwelling unit. Colors and materials consist of white brick for the body and brown asphalt composition roofing shingles.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 3 conditions of approval.

### PROJECT INFORMATION

**Agent:** Paul Davis, The Paul Davis Partnership

**Property Owner:** Bart and Sarah Lammersen

**APN:** 007-262-005-000

**Parcel Size:** 0.27 acres

**Zoning:** Medium-Density Residential with a Building Site 6 overlay and Design Control Overlay and Recreational Equipment Storage Zoning districts or "MDR/B-6-D-RES"

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), 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.

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:

Pebble Beach Community Services Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner x5298

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Attachments

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including;

- Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Colors and Materials

Exhibit C - LUAC Minutes, dated August 1, 2024

Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District Fire Protection District; McKenna Bowling, Planner; Anna Ginette Quenga, AICP, Principal Planner; Bart and Sarah Lammersen, Property Owners; Paul Davis, Agent; Planning File PLN240063.