



Administrative Permit

Legistar File Number: AP 26-032

April 01, 2026

Introduced: 3/24/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN210266-AMD1 - CASTLE PINES LLC

Administrative hearing to consider a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

Project Location: 3418 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan.

Proposed CEQA action: Find the project Categorical Exempt per CEQA Guidelines section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 3 Categorical Exemption from CEQA Guidelines Section 15303, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN210266) that allowed the construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill; allowed development within 750 feet of known archaeological resources; and allowed for removal of six protected trees [consisting of five Coast Live Oak and one Landmark Monterey Pine]. This Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements.

PROJECT INFORMATION

Agent: Cynthia Spellacy

Property Owner: Christopher Christensen

APN: 008-381-020-000

Zoning: Low Density Residential, 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

The proposed project is a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN210266) that allowed construction of a 13,277 square foot, two-story single family dwelling inclusive of a 5,581 square foot basement with associated site improvements including a pool and spa and 6,000 cubic yards of cut and 650 cubic yards of fill, allow development within 750 feet of known archaeological resources, and removal of six protected trees.

This Minor and Trivial Amendment includes construction of an 8,115 square foot two-story single family dwelling, spa, and associated site improvements, 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 1 2026, 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 Monday, March 30th, 2026. 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 have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Aromas Tri-County Fire Protection District

Prepared by: Jordan Evans-Pollockow, Assistant Planner x7065

Reviewed by: Jacquelyn M. Nickerson, 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 - Zoning Administrator Resolution 24-001

Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Chirstopher Christensen, Property Owner; Cynthia Spellacy, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN210266-AMD1