



Administrative Permit

Legistar File Number: AP 23-087

Introduced: 11/16/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230020- JOHNSON L EDWARD JR TR & MCDERMOTT KAREN TR

Consideration of a restoration plan to abate unpermitted tree removal, construction of a 1,109 square foot addition to an existing single family dwelling, construction of 1,200 square foot Accessory Dwelling Unit, associated site improvements and development within 750 feet of known archaeological resources.

Project Location: 1148 Porque Lane, Pebble Beach

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15301, Existing Facilities, and Section 15303, New Structures, of the CEQA Guidelines.

RECOMMENDATIONS:

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

- a. Find the project categorically exempt pursuant to Section 15301, Existing Facilities, and Section 15303, New Structures, of the CEQA Guidelines; and
- b. Approve a:
 1. Restoration Plan to abate unpermitted tree removal;
 2. Coastal Administrative Permit and Design Approval to allow a 1,763 square foot addition to a single family dwelling and associated site improvements;
 3. Coastal Administrative Permit and Design Approval to allow construction of a 1,200 square foot accessory dwelling unit with an attached 264 square foot covered patio and an attached 391 square foot covered loggia; and
 4. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION:

Agent: Amy Denney

Property Owner: Johnson L Edward Jr Tr & Mcdermott Karen Tr

APN: 008-282-004-000

Parcel Size: 1.56 Acres

Zoning: Low Density Residential, 1 unit per 1.5 acres, with a Design Control overlay zone in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

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 6, 2023, 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 5, 2022. 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

Prepared by: Zoe Zepp, Assistant Planner, 5198

Reviewed 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
- Restoration and Forest Management Plan

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP Principal Planner; Johnson L Edward Jr Tr & Mcdermott Karen Tr, Property Owners; Amy Denney, Agent; The Open Monterey Project; LandWatch (Executive Director); Laborers International Union of North America (Lozeau Drury LLP); Planning File PLN230020.