



County of Monterey Administrative Permit

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: AP 25-017

March 19, 2025

Introduced: 3/7/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN220019 - STRETCH LESLIE & HEATHER TRS

Administrative hearing to consider the demolition of existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

Project Location: 1535 Palmero Way, Pebble Beach

Proposed CEQA action: Find the project Categorically Exemption pursuant to section 15302 of the CEQA Guidelines, and that there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

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

- a. Find that the demolition and reconstruction of the existing single family dwelling qualifies for a Class 2 Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines section 15302 and there are no exceptions pursuant to section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow demolition of an existing 7,833 square foot single family dwelling with an attached garage, and construction of a 6,149 square foot single family dwelling with an attached 487 square foot garage, attached 495 square foot junior accessory dwelling unit, 1,028 square feet of porches, and associated site improvements; and a 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 10 conditions of approval.

PROJECT INFORMATION

Agent: Izu Ojukwu

Property Owners: Leslie and Heather Stretch

APN: 008-423-014-000

Parcel Size: 1.3 acres or 56,020 square feet

Zoning: Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay within the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: Yes

Project Planner: Kayla Nelson, Associate Planner

nelsonk@countyofmonterey.gov, (831) 796-6408

SUMMARY

Staff is recommending approval of two Coastal Administrative Permits and a 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 March 19, 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, March 18, 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 and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Services District

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed by: Taylor Price, Senior Planner (Working out of Class)

Approved by: Fionna Jensen, Principal Planner (Working out of Class)

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 - Vicinity Map

Exhibit C - Del Monte Forest Land Use Advisory Committee Minutes for
November 16, 2023

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Kayla Nelson, Project Planner; Taylor

Price, Senior Planner (Working out of Class); Fionna Jensen, Principal Planner (Working out of Class); Leslie and Heather Stretch, Property Owners; Izu Ojukwu, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN220019