



Administrative Permit

Legistar File Number: AP 24-012

February 21, 2024

Introduced: 2/12/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230157 - BTL LLL INVESTMENTS LIMITED PARTNERSHIP

Coastal Administrative Permit and Design Approval to allow demolition of a 1,582 square foot portion of an existing single family dwelling, 559 square feet of existing decks and a 163 square foot porch; and construction of a 2,664 square foot single family dwelling addition, 279 square foot entry porch, 367 square foot terrace and associated site improvements, including interior and exterior modifications, all within 750 feet of a known archaeological resource.

Project Location: 3194 Del Ciervo Road, Pebble Beach

Proposed CEQA action: Finding the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made.

RECOMMENDATION:

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

- a. Find the project Categorically Exempt pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions pursuant to Section 15300.2 can be made; and
- b. Approve the Coastal Administrative Permit and Design Approval to allow demolition of a 1,582 square foot portion of an existing single family dwelling, 559 square feet of existing decks and a 163 square foot porch; and construction of a 2,664 square foot single family dwelling addition, 279 square foot entry porch, 367 square foot terrace and associated site improvements, including interior and exterior modifications, all within 750 feet of a known archaeological resource.

PROJECT INFORMATION:

Agent: Amy Denney, International Design Group

Property Owner: BTL/LLL Investments Limited Partnership (aka FPB Holdings LLC)

APN: 008-361-015-000

Parcel Size: 1.558 Acres

Zoning: Low Density Residential, 1.5 acres per unit with a Design Control overlay district, 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 February 21, 2024, 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, February 20, 2024. 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 project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach CSD. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

Prepared by: Marlene Garcia, Assistant Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner; Anna Quenga, AICP, Principal Planner; BTL LLL Investments Limited Partnership, Property Owner; Amy Denney, International Design Group, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Lozeau Drury LLP; Project File PLN230157.