



Administrative Permit

Legistar File Number: AP 24-022

May 01, 2024

Introduced: 4/23/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN230134 - W & SMITH CA INC

Consider remodel of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling; conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit; conversion of a portion of the single-family dwelling into a 369 square foot attached guesthouse and a 215 square foot art studio; and re-aligning the driveway from Cortez Rd. to Oleada Rd.

Project Location: 3180 Cortez Rd, Pebble Beach CA 93953

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines.

RECOMMENDATIONS:

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

- a. Find the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines and that there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow the remodel and of an existing 9,547 square foot single-family dwelling, construction of a 444 square foot first floor addition and a new 1,151 square foot attached garage resulting in a 11,181 square foot single-family dwelling. Associated site improvements include re-aligning the driveway from Cortez Road to Oleada Road;
- c. Approve a Coastal Administrative Permit to allow the conversion of an existing attached garage and a portion of conditioned space into a 1,178 attached accessory dwelling unit;
- d. Approve a Coastal Administrative Permit to allow the conversion of a portion of the single family dwelling into a 369 square foot attached guesthouse; and
- e. Approve a Coastal Administrative Permit to allow the conversion of a portion of the single family dwelling into a 215 square foot art studio.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 14 conditions of approval.

PROJECT INFORMATION:

Agent: Amy Denney

Property Owner: W & Smith CA, Inc.

APN: 008-233-010-000

Parcel Size: 88,383 square feet (2.029 acres)

Zoning: Low Density Residential, 1.5 acres per unit with 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 May 1, 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, April 30, 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.

Prepared by: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved 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 Plan, Floor Plans, Elevations, Colors and Materials

Exhibit B - Arborist Report (LIB230305)

Exhibit C - Biology Report (LIB230306)

Exhibit D - Site Distance Review (LIB230307)

Exhibit E - Vicinity Map

cc: Front Counter Copy; PebbleBeach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; W & Smith, Inc., Property Owner; Amy Denney (IDG, Inc.), Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230134.