

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 27, 2013 Time: 9:00 A. M. Agenda Item No.: 1	
Project Description: Consider a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), remodel and reduction in size of an existing, detached carport, a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12-foot sections and one 15.5-foot section of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal and replanting of one 7" Monterey cypress; 3) a Coastal Development Permit for development within 100 feet of an Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource and; and 5) a Coastal Development Permit for development on slopes greater than 30 percent.	
Project Location: 3224 17-Mile Drive, Pebble Beach	APN: 008-472-006-000
Planning File Number: PLN110114	Owner: Richard and Melanie Lundquist Agent: Rob Carver
Planning Area: Del Monte Forest Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: LDR/2-D (CZ) [Low Density Residential, 2 acres per unit with Design Control (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission continue the public hearing on the Lundquist project to March 13, 2013.

PROJECT OVERVIEW:

This project was heard by the Planning Commission on December 12, 2012. On December 12, 2012, the Commission continued the hearing on the project to January 30, 2013 and directed staff to return with clarification to the findings as to the project's consistency with Del Monte Forest Area Land Use Plan policies regarding development within Cypress habitat and Scenic and Visual Resources. The applicant and staff requested a continuance to February 27, 2013 to allow time for staff to review additional materials being prepared by the applicant in support of the project. Staff has been informed that more additional materials are being prepared in support of the project as of February 20, 2013 however those materials have not yet been submitted. Staff requests that the hearing be continued to March 13, 2013 to allow time to evaluate any additional information submitted by the applicant and prepare revised findings as requested by the Commission.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

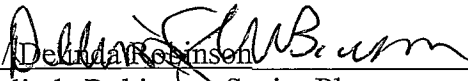
- RMA - Public Works Department
- Environmental Health Bureau
- Water Resources Agency
- √ Pebble Beach Community Services District (Fire Protection District)
- Parks Department

RMA - Building Department
California Coastal Commission


Agencies that submitted comments are noted with a check mark ("✓").

The Del Monte Forest Land Use Advisory Committee (LUAC) heard the project at a public hearing on July 7, 2011. The LUAC recommended approval of the project by a vote of 4-to-0.

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.


/s/ Delinda Robinson
Delinda Robinson, Senior Planner
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February 20, 2013

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (Fire Protection District); Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Richard and Melanie Lundquist, Owner; Carver and Schicketanz Architects, Agent; The Open Monterey Project; LandWatch; Peter McKee, Neighbor; Planning File PLN110114


This report was reviewed by Mike Novo, Director of RMA – Planning Department.