

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 13, 2009	Time: P.M.	Agenda Item No.:
Project Description: Amendment to a previously-approved Combined Development Permit (PLN060328) consisting of: 1) a Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); 2) a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; 3) a Coastal Administrative Permit to allow the construction of a 425 square foot guest house; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 6) Design Approval; and grading consisting of 290 cubic yards of cut and 55 cubic yards of fill.		
Project Location: 1134 Madre Lane, Pebble Beach	APN: 008-481-010-000	
Planning File Number: PLN090130	Owners: Peter and Barbara Blackstock Agent: Mark Blum	
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes	
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration, per CEQA Guidelines Section 15070(b)		
Department: RMA - Planning Department		

RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing from August 13 to August 27, 2009.

DISCUSSION:

Staff requests a Continuance from the August 13, 2009, public hearing. Upon further review of the proposed mitigation measures, staff has determined that additional measures and revisions are required to comply with agency comments and state law. Therefore, staff requests continuance to a date certain on August 27, 2009.

Prepared by:

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cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services (Fire Protection) District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Del Monte Forest Foundation; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; Peter and Barbara Blackstock, Owners; Mark Blum, Agent; Planning File PLN090130

This request was reviewed by Laura Lawrence, Planning Services Manager.