

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> May 9, 2013	<b>Time:</b> 1:40 P.M.	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Consider continuing the hearing to May 30, 2013, regarding a Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval (materials and colors to match existing) to allow the construction of approximately 1,563 square feet of additions to an existing 6,263 square foot single family dwelling with a 960 square foot attached garage (1,180 square feet of additions to the main floor, and 383 square feet of additions to the upper floor), a 100 square foot greenhouse, a 325 square foot spa, and a 144 square foot gazebo; 2) a Coastal Administrative Permit and Design Approval (materials and colors to match the existing single family dwelling) to allow the construction of an 845 square foot accessory dwelling unit with a 936 square foot attached garage; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey cypress habitat); 4) a Coastal Development Permit to allow development within an area of positive archaeological reports; and grading (approximately 200 cubic yards of cut and 30 cubic yards of fill).		
<b>Project Location:</b> 3187 17-Mile Drive, Pebble Beach		<b>APN:</b> 008-481-015-000
<b>Planning File Number:</b> PLN120683		<b>Owner:</b> Robert and Anne Thull <b>Agent:</b> International Design Group
<b>Planning Area:</b> Del Monte Forest Land Use Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> LDR/2.5-D (CZ) [Low Density Residential, 2.5 acres per unit with Design Control Overlay (Coastal Zone)]		
<b>CEQA Action:</b> Categorically Exempt per CEQA Guidelines Sections 15301(e) and 15303(a)		
<b>Department:</b> RMA - Planning Department		


### RECOMMENDATION:

Staff recommends that the Zoning Administrator continue the public hearing from May 9 to May 30, 2013, regarding PLN120683/Thull.

### DISCUSSION:

Staff requests a Continuance from the May 9, 2013, public hearing. Staff has requested additional information from the Applicant regarding expansion of the conservation and scenic easement area on the parcel. Due to this request, staff requires additional time to incorporate the information into the conditions of approval prior to presentation at public hearing. Therefore, staff requests a Continuance to the May 30, 2013, public hearing.

Prepared by:



Joseph Sidor, Associate Planner  
755-5262; sidorj@co.monterey.ca.us  
May 3, 2013

This request was reviewed by John Ford, Senior Planner.

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence; Planning Services Manager; John Ford, Senior Planner; Joseph Sidor, Project Planner; Robert and Anne Thull, Owners; International Design Group, Agent; Del Monte Forest Conservancy; The Open Monterey Project; LandWatch; Planning File PLN120683