

MONTEREY COUNTY PLANNING COMMISSION


Meeting: August 28, 2012 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), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12.5 foot sections 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 overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission continue the project to a date uncertain.

SUMMARY:

The applicant has proposed modifications to the project but has not yet submitted detailed plans for those modifications. The project will be set for an agenda once the revised proposal has been submitted and evaluated by staff.

/S/ PROJECT PLANNER NAME

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August 22, 2012

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; Planning File PLN110114

This report was reviewed by Laura Lawrence, Planning Services Manager
