

MONTEREY COUNTY PLANNING COMMISSION

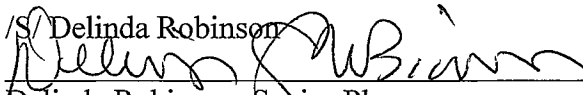
Meeting: September 12, 2012 Time: 9:00 A.M.		Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage that will result in an increase to the internal floor area of more than 10 percent to include: a 1,513.4 square foot addition (master bedroom suite, dining room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio, the addition of a fire pit and restoration of approximately 1 acre of native dune habitat; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Development Permit to allow Ridgeline Development.		
Project Location: 1158 Signal Hill Road, Pebble Beach		APN: 008-261-005-000
Planning File Number: PLN100612		Owner: LeBon and Mary Abercrombie Agent: Maureen Wruck
Planning Area: Del Monte Forest Area 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		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission continue the project to the September 26, 2012 agenda.

DISCUSSION:

This project was continued from the Planning Commission hearing of August 8, 2012. Staff requests the additional continuance to allow time to conclude consultations with the California Coastal Commission and to prepare a staff report.

/s/ Delinda Robinson

 Delinda Robinson, Senior Planner
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 September 5, 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; LeBon and Mary Abercrombie, Owners; Maureen Wruck, Agent; John Bridges, Attorney; The Open Monterey Project; LandWatch; Planning File PLN100612

This report was reviewed by Laura Lawrence, Planning Services Manager