

Del Monte Forest Land Use Advisory Committee

Thursday, November 16, 2023
3:00 PM at Pebble Beach Community Services District
3101 Forest Lake Road, Pebble Beach

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

PUBLIC COMMENT

The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair. The **Planning staff liaison** is Hya Honorato at honoratoh@co.monterey.ca.us.

SCHEDULED ITEM

Note: To view documents related to project(s) listed on the Land Use Advisory Committee agenda, please visit <https://aca-prod.accela.com/MONTEREY/Default.aspx>. Enter the file number in the “Quick Search” box; click on “Record Info” tab; click on “Attachments” in the drop-down menu; finally click on the document you wish to view

- 1. Project Name:** CASTLE PINES LLC
File Number: PLN210266
Project Location: 3418 17 MILE DR, PEBBLE BEACH, 93953
Assessor’s Parcel Number(s): 008-381-020-000
Project Planner: Zoe Zepp
Area Plan: Del Monte Forest Land Use Plan
Project Description: A Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the construction of a 13,277 square foot, two-story single family dwelling with associated site improvements including a pool and spa; Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and Coastal Development Permit for removal of six protected trees including five Coast live oaks and one landmark Monterey Pine.
- 2. Project Name:** CRANE JAMES R & WHITNEY
File Number: PLN210345
Project Location: 3200 and 3204 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor’s Parcel Number(s): 008-472-010-000 and 008-472-011-000
Project Planner: Fionna Jensen
Area Plan: Del Monte Forest Land Use Plan
Project Description: Combined Development Permit to allow:
Demolition of an existing 10,328 square foot primary single-family dwelling, a 504 square foot detached garage, and a 92 square foot shed;
Construction of a 33,174 square foot primary single-family dwelling and associated site improvements including a 2,097 square foot terrace and 208 square foot covered entry; Construction of a 425 square foot guesthouse with a detached 1,173 square foot garage;

Exterior improvements to an existing second single-family dwelling including construction of an 800 square foot terrace, 117 square foot addition and a change of colors & materials; Removal of 1 snag Monterey cypress tree; Development within 100 feet of ESHA; Development within 750 feet of a known archaeological resource; Development within 50 feet of a coastal bluff; and a lot merger between two legal lots of records: Parcel A (Assessor's Parcel Number 008-472-010-000; 3.05 acres) and Parcel B (Assessor's Parcel Number 008-472-011-000; 3.03 acres), resulting in one parcel containing 6.08 acres.

3. **Project Name:** STRETCH LESLIE & HEATHER TRS
 File Number: PLN220019
 Project Location: 1535 PALMERO WAY, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-423-014-000
 Project Planner: Kayla Nelson
 Area Plan: Del Monte Forest Land Use Plan
Project Description: A Combined Development Permit consisting of: A Coastal Administrative Permit & Design Approval to allow partial demolition of an existing 7,833 square foot two-story single family dwelling with attached four-car garage and rebuild of a 6,764 square foot two-story single family dwelling with attached 1,255 square foot four-car garage & storage room, 222 square feet of decks & site improvements within the Pescadero watershed; and 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources.

OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects
- B) Announcements

ADJOURNMENT