



Monterey County Zoning Administrator

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ZA 22-042

September 08, 2022

Introduced: 8/29/2022

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN220059 - ALHADI

Public hearing to consider allowing construction of a 3,651 square foot single family dwelling with an attached 718 square foot garage.

Project Location: 2865 17 Mile Dr, Pebble Beach, CA 93940, Greater Monterey Peninsula Area Plan (APN 007-201-015-000)

Proposed CEQA Action: Find the project categorically exempt pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATIONS:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project involves the construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a:
 1. Design Approval to allow construction of a 3,651 square foot single family dwelling inclusive of a 718 square foot attached garage; and
 2. Tree Removal Permit for the removal of one Monterey pine tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**) and staff recommends approval subject to the conditions of approval (**Exhibit B**).

PROJECT INFORMATION

Owner: Taufiek Alhadi

APN: 007-201-015-000

Zoning: Medium Density Residential Building Site 6 and Design Control overlay or "MDR/B-6-D"

Project Area Size: 0.31 acres or 12,494 sq ft

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located within a residential area known as the Monterey Peninsula Country Club, located west of Highway 1 within Pebble Beach. The parcels to the north, south, and east are zoned Medium Density Residential (MDR). The area immediately east is open space separating the residential area from a golf course. The residential properties in the area are currently constructed with homes of similar size, stature, character, and massing of that which is proposed.

The project applicant purchased water credits from the Pebble Beach Company and provided proof of that water purchase being adequate for the proposed residence. The application involves the proposal of removal of a hazardous tree which is likely to fall as a result of construction related impacts, posing a serious health and safety hazard. Conditions have been added to ensure replacement of the existing tree will occur.

The MDR zoning district identifies single family dwellings as an allowable use. The site is also subject to a Design Control overlay which requires the issuance of a Design Approval to ensure that development fits within the character of the site and neighborhood.

DISCUSSION:

This project involves construction of a new single-family dwelling within a residential zone/neighborhood. A Design Approval is required for the new development and that design has been considered and has been found appropriate for this site.

Design Review

The purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures as to assure protection of the public viewshed, neighborhood character, and visual integrity in areas of the County of Monterey where design review of structures is appropriate. The project is consistent with the purpose of the Design Control District because it is similar in style, mass, and character to those currently existing in the immediate area. The project proposes a modern single family dwelling with colors and materials including mahogany, stained wood, cedar shiplap and stone veneer siding; aluminum door and window frames, glass guard rail, and Tesla solar panel roof tiles.

The property is not visible from Highway 1 or any other known public viewsheds and does not detract from the visual character of the existing area. Staff reviewed the staking and flagging at a site visit and determined that the project is not visible from any public viewing areas. The proposed siting, height, and design of the proposed home will not detract from the visual integrity of the surrounding developed area. The proposed colors and materials, house design, massing, and bulk are similar to other developments in the neighborhood.

ENVIRONMENTAL REVIEW

The project qualifies for a categorical exemption pursuant to Section 15302 of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to the replacement and reconstruction of existing structures, where the new structure will be located in the same place and have substantially the same purpose as the previously existing structure. The existing structure is a single family dwelling and the placement of the new single family dwelling will be roughly in the same location as that of the existing structure and will have the same residential use; therefore, this project qualifies for a Class 2 categorical exemption. Based on the project information, it would be unlikely for the development to cause a significant environmental impact, including but not limited to the exceptions outlined in CEQA Guidelines Section 15300.2.

LUAC:

The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review on June 16, 2022 and was unanimously recommended for approval with slight modifications to proposed parking which has since been removed, with a vote of 6-0 with 2 members absent (**Exhibit C**).

Prepared by: Craig Patton, Associate Planner
Reviewed by: Anna Quenga, AICP, HCD Principal Planner
Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Project Plans

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District (Fire Protection District); Environmental Health Bureau; Craig Patton, Associate Planner; Anna Quenga, AICP, Principal Planner; Taufiek Alhadi, Property Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN220059.