



County of Monterey Planning Commission

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

Agenda Item No. 4
Legistar File Number: PC 22-113

January 11, 2023

Introduced: 12/21/2022

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN210066 - 5B SMD LLC

Public hearing to consider the demolition a 3,446 square foot single family dwelling and detached 558 square foot garage and construction of a 6,590 square foot two-story single family dwelling with an attached 1,400 square foot garage within environmentally sensitive habitat areas, in proximity of a positive archaeological resource, and resulting in ridgeline development.

Project Location: 3141 17 Mile Drive, Pebble Beach

Proposed CEQA Action: Find the project Categorically Exempt Per Sections 15301(l) and 15303(a) of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission adopt a resolution to:

1. Find that the project involves the demolition and rebuild of single family dwelling, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301(l) and 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit to allow the demolition of a 3,446 square foot single family dwelling and 558 square foot detached garage;
 - b. Coastal Administrative Permit and Design Approval to allow construction of a 6,590 square foot two-story single family dwelling with a 1,400 square foot attached garage;
 - c. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area;
 - d. Coastal Development Permit to allow development within 750 feet of a positive archaeological resource; and
 - e. Coastal Development Permit to allow ridgeline development.

The attached draft resolution includes findings and evidence for consideration **(Exhibit B)**. Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Agent: Anthony Lombardo & Associates

Owner: 5B SMD LLC

APN: 008-261-003-000

Zoning: Low Density Residential, 1.5 acres per unit with a Design Control overlay, Coastal Zone or "LDR/1.5-D(CZ)"

Parcel Size: 1.3 acres

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located on the eastern side of 17-Mile Drive within an established residential neighborhood, south of the intersection of 17-Mile Drive and Signal Hill Road in Pebble Beach. The property is approximately 3 miles northwest from the incorporated City of Carmel-by-the-Sea. The subject property is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or "LDR/1.5-D(CZ)." The site was developed in 1956 and in its current condition, contains a single family dwelling and detached garage, a driveway and turnaround area, flatwork (patios, landing, etc.), ornamental landscaping, non-native vegetation and sparse dune areas. The project involves demolition of the existing structures and construction of a two-story single family dwelling. Although the new dwelling is much larger than the existing, the project has been designed and sited that limit improvements within an area graded to create the driveway and building pad.

Based on coastal resource information contained in the Del Monte Forest Land Use Plan, the site is located within: an environmentally sensitive habitat area (ESHA), a fault buffer, viewshed from 17-Mile Drive and vista points, and an area with known archaeological resources.

The project has been reviewed for consistency with the Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (CIP), Parts 1 (Title 20, Zoning Ordinance) and 5 (Regulations for Development in the Del Monte Forest Land Use Plan Area). The applicant has modified the project design throughout the permit process to achieve consistency with the LUP and where appropriate, staff has recommended conditions of approval as required by the CIP.

Project issues and staff's analysis is provided in the detailed discussion attached as **Exhibit A**.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) of the CEQA Guidelines. These exemptions apply to the demolition of a single family dwelling and construction of a single family dwelling and accessory structure in residential zones. The demolition of an existing 3,446 square foot single family dwelling and construction of a 6,590 square foot two-story single family dwelling with an attached 1,400 square foot garage and mechanical room are consistent with these exemptions. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, near a scenic highway, is not likely to effect cultural resources and will not have a significant effect on the environment. Therefore, the project is categorically exempt.

LUAC:

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC). At their September 16, 2021 meeting, the LUAC considered the project and design changes presented by the project architect. No members of the public were present and the primary concern of the LUAC was that staff confirm the project complies with the County's ridgeline development requirements. The LUAC voted to support the modified project as presented provided ridgeline development requirement are met. See **Exhibit C**.

Prepared by: Anna V. Quenga, AICP, Principal Planner
Reviewed by: Craig Spencer, HCD Chief of Planning
Approved by: Erik V. Lundquist, AICP, Director of Housing and Community
Development

The following attachments are on file with the HCD:

Exhibit A - Project Discussion

Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Project Plans
- Colors and Materials
- Restoration Plan

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; Erik Lundquist, HCD Director, Craig Spencer, Chief of Planning; Mary Israel, Supervising Planner; Anna Quenga, AICP, Principal Planner; Anthony Lombardo & Associates, Applicant; 5B SMD LLC, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN210066.