



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 24-014

March 28, 2024

Introduced: 3/21/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN230243 - YOU HARRY

Public hearing to consider allowing construction two-story 9,202 square foot single-family dwelling, inclusive of a 3-car garage, with a 4,023 square foot basement, site walls, terraces, a 112 square foot pool cabana and pool within 750 feet of known archaeological resources. The project includes removal of five Coast live oaks trees.

Project Location: 3414 17 Mile Dr, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding the project categorically exempt pursuant CEQA Guidelines section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 9,202 square foot two-story single family dwelling, inclusive of a 3-car garage, with 4,023 square foot basement, site walls, terrace, a 112 square foot pool cabana and pool;
 - b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - c. Coastal Development Permit for removal of five Coast live oak trees.

PROJECT INFORMATION:

Agent: Katie King, Landry Design Group

Property Owner: Harry You

APN: 008-381-019-000

Parcel Size: 1.25 Acres

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

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project is located at 3414 17 Mile Dr, Pebble Beach and is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes construction of a 13,225 square foot two-story single family dwelling with full basement, attached garage, pool, spa and 112 square foot detached pool cabana and the removal of 5 Coast live oak trees within 750 feet of a known archaeological resource. The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP) and Title 20 Zoning Ordinance.

Five protected Coast live oaks are proposed for removal. The Arborist Report (LIB240024) confirmed three trees must be removed to allow the new construction. One tree is at the southern portion of the parcel away from the development but is in a state of advanced decline. The arborist found that this decline cannot be abated and therefore recommends removal. Another tree, located near the western property line, is dead with a lean towards the south. Should the tree fall, it could pose a potential hazard to the dwelling. As such, the arborist recommends removal. A Coastal Development Permit has been applied to this project for the removal of these trees.

County GIS identified the subject property as having potential habitat for Hooker's manzanita, Monterey pine forest and Oak woodland, which are special status species. In accordance with the DMF CIP a Biotic Assessment (LIB240022) was prepared for this project to address any potential impacts to biological resources on the property.

A Phase I Archaeological Assessment (LIB240023) was prepared for this project to assess any potential impacts to significant archaeological or cultural resources. The report concluded there were no indicators of significant resources on the parcel and did not recommend further investigation.

DISCUSSION:

Land Use & Development Standards

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)". This zoning allows the first single family dwelling on a plot of land, development within 750 feet of known archaeological resources and tree removal pursuant to discretionary permits. The proposed project is consistent with the applicable development standards for LDR zoning. The applicant proposes a height of 29 feet and .25 inches from the average natural grade, consistent with the allowable 30 foot maximum. The proposed structure meets all the required setbacks exceeding the required 30-foot front setback, 20-foot side and rear setbacks. The home will be positioned over 125 feet from the front property line, over 24 feet from each side property line and over 58 feet from the rear property line. The property is allowed a 15% (8,124 square feet) site coverage and a 17.5% (9,479 square feet) floor area ratio (FAR). The proposed development will result in a 14.9% (8,122 square feet) site coverage, a 17.2% (9,314 square feet) FAR. Since this property is located within the Pescadero Watershed, it is limited to a maximum 9,000 square feet of impervious coverage. The applicants have proposed a total impervious coverage of

8,251 square feet.

Health and Safety

The property will be serviced via public utilities:

- The applicant provided the water entitlement for the property showing there are ample water credits to support the proposed development. California American Water and the Pebble Beach Community Services District will provide the proposed project with potable water and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

Visual Resources and Design Review

DMF LUP Figure 3 - Visual Resources, illustrates that the site is located within the viewshed of Point Lobos and 17-Mile Drive. In addition, development is subject to the regulations of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development’s design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials are comparable with the surrounding neighborhood character.
- The proposed colors and materials include cream limestone veneer, light beige la Habra colored stucco, bronze metal fascia, trim, and louvered façade, medium colored wood soffit, and bronze window and door frames.
- The proposed development is approximately 155 feet from the center of 17 Mile Drive and will be partially visible. Consistent with the DMF CIP, the applicants will use existing and proposed vegetation and trees to screen the dwelling. Views from Point Lobos will not be adversely impacted as the Del Monte Forest is highly developed, the new structure will blend in the man-made structures visible from the state park viewing areas.
- Condition No. 13 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP and Title 20.

Tree Removal

The applicants have proposed to remove five protected trees that are within the proposed footprint of the dwelling and site improvements. This is the minimum amount of trees to be removed under the circumstances considering other restrictions, on the property including the required setback from 17 Mile Drive. The home has been appropriately sited to avoid the removal of additional protected trees and to have a minimal visual impact from scenic viewsheds. If the house was sited closer to 17 Mile Drive, it would impact other protected trees and block more ocean views from 17 Mile Drive. The arborist recommended a replacement ratio of 1:1 for the five Coast live oaks, which are all less than 24 inches in diameter and not landmark trees (see **Exhibit C**). These replacement trees will be planted in the areas with the greatest opening in the stand to allow for minimum competition and maximum sunlight. Tree protection measures were recommended within the arborist report and have been implemented as a condition of approval (Condition No. 8). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during

construction to ensure soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials does not occur within driplines and/or critical root zones of the trees. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted.

Biological Resources

The vacant lot was identified as having potential special status species onsite, in accordance with the DMF CIP, a Biological Assessment was prepared. The biologist conducted a site survey and did not identify any special status species on site. There were two native tree species identified during the survey, Coast live oak and Monterey pine, but it was determined that the proposed development would not have an adverse impact on the forest habitat. The biologist recommended a condition of approval to ensure avoidance of potential impacts to nesting birds. A raptor survey (Condition No. 11) has been added to this project to ensure potential nesting birds are not impacted by the proposed project.

Cultural Resources

The project site is within 750 feet of known archaeological resources and includes approximately 2,815 cubic yards of cut and 835 cubic yards of fill; therefore, a preliminary archaeological report was prepared to address any potential impacts to archaeological or cultural resources. A pedestrian survey did not result in any significant resources or indicators of resources on the property. Due to the findings of the survey, no further investigation was recommended by the archaeologist. The County's standard archaeological condition (Condition No. 3) has been applied to the project to ensure work is halted if any resources are uncovered until the project archaeologist and the County can view the resource and establish its significance and potential mitigation measures.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This project qualifies for a Class 3 exemption because it includes the construction of a single-family dwelling on a vacant lot and will not result in any adverse impacts to the surrounding environmental resources as defined in the CEQA Guidelines. All of the necessary reports have been obtained and have concluded that it is unlikely the project would in impacts to archaeological resources, forest resources or visual impacts. There are no exceptions pursuant to Section 15300.2. The project does not involve a designated historical resource, a hazardous waste site, or development located within a scenic highway. No evidence of significant adverse environmental effects was identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (see **Exhibit D**). The LUAC reviewed the project at a duly noticed public meeting on January 18, 2024. The LUAC members expressed concern for the proximity of landscaping elements to the proposed structures and advised checking fire codes and revising accordingly. The agent agreed to review the landscaping with the architect and to make any needed adjustments. The project has been conditioned requiring submittal of a final landscape plan to HCD-Planning for review and approval. This will ensure planting is installed in accordance with applicable regulations, including fire.

The LUAC ultimately voted 7-0 to support the project as proposed with their recommendation.

Prepared by: Benjamin Moulton, Assistant Planner

Reviewed by and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Site Plan, Floor Plans, Elevations & Colors and Materials
- Recommended Conditions of Approval

Exhibit C - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau;
Benjamin Moulton, Assistant Planner, Craig Spencer, Acting Director; Harry You, Property
Owner; Katie King, Agent; The Open Monterey Project; LandWatch (Executive Director);
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