



Zoning Administrator

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PLN250060 - CURTIS ALASTAIR STUART & AMANDA JANE

Public hearing to consider construction of 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements; removal of 3 hazardous Monterey Pine trees; and development on slopes in excess of 30%.

Project Location: 3158 Don Lane, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301 and no exceptions apply pursuant to section 15300.2.

RECOMMENDATION:

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow a 930 square foot addition to an existing two-story 5,622 square foot single family dwelling, and associated site improvements;
 - b) Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pine trees; and
 - c) Coastal Development Permit to allow development on slopes in excess of 30%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Samuel Pitnick

Property Owner: Alastair and Amanda Curtis

APN: 008-361-024-000

Parcel Size: 2.13 acres

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

Plan Area: Del Monte Forest Land Use Plan (LUP)

Flagged and Staked: No

Project Planner: McKenna Bowling, Associate Planner

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SUMMARY/DISCUSSION:

The project site, approximately 2.13 acres, is located at 3158 Don Lane, Pebble Beach. The parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. The proposed project consists of a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow a 930 square foot addition and change of exterior colors and materials to an existing two-story 5,622 square foot single family dwelling, and associated site improvements including new hardscaping and replacing the driveway, and a Waiver of a Coastal Development Permit to allow removal of 3 hazardous Monterey Pines. The property is served potable water from an existing connection with California American Water. The property has an existing sewer connection with Pebble Beach Community Services District (PBCSD). Therefore, necessary facilities are provided at the project site.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Policy, Part 5 (CIP), and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

Site Development Standards

The subject parcel is zoned Low Density Residential, with 1.5 acres per unit density, Design Control overlay in the Coastal Zone. Title 20 section 20.14.060 establishes the site development standards applicable to main structures in this LDR zoning district. As delineated on the attached project plans (**Attachment 2 of Exhibit B**), the existing residence will continue to maintain its required setbacks and height, and the addition is within the existing disturbed area of the lower-level floor to include a gym, expansion of wooden decks, and changes to the exterior colors and materials. This property has an allowable maximum building site coverage of 15 percent and a maximum floor area ratio of 17.5 percent. The project involves minor increases to the buildings site coverage, and both coverages continue to be under the maximum allowed coverages. The property is in the Del Monte Forest and is within the Pescadero Watershed area of the forest; therefore the subject parcel is required to comply with Del Monte Forest LUP Policy 77. The project includes replacement of the existing driveway and updates to hardscaping around the property. With implementation of this project, the property continues to be under the maximum allowed impervious coverage and proposes 6,176 square feet of impervious surface coverage.

Design and Visual Resources

As designed, the proposed project will change the residence's exterior colors and materials to include tan painted vertical wood siding, dark bronze aluminum clad framing for windows and doors, and dark brown metal standing seam roofing. The proposed exterior finishes are compatible with the surrounding environment and consistent with the surrounding residential neighborhood character, which consists of large custom residences with varying architectural styles. Staff conducted a site visit on November 4, 2025, to determine whether the project would be visible from any common public viewing area, including 17 Mile Drive, Point Lobos, and Highway 1. The subject parcel is not visible from Point Lobos due to intervening mature vegetation and development. As proposed, the project will not increase the existing development's visibility and will not introduce new structures visible from

17 Mile Drive due to the property's existing development, and intervening vegetation. Due to distance and vegetation, the project site is not visible from Point Lobos. Policy 48 of the Del Monte Forest Land Use Plan indicates that development within visually prominent settings, including those identified in Figure 3 of the LUP shall be designed to avoid blocking or having a significant adverse impact on significant public views. This project includes exterior modifications to an existing residence and does not include substantial expansion of the building footprint or new structures. Further, because the project site is situated northeast of 17-Mile Drive, it will not block ocean views or public views. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Archaeological Resources

In accordance with the Del Monte Forest Land Use Plan Policy 58, the project was required to complete a Phase One Archaeological Survey because the parcel is recognized as having a high archaeological sensitivity and being within 750 feet of known archaeological resources. This report concluded that no resources were present on-site and that the property had been used heavily and had high ground disturbance, resulting in no indicators of historical activity or cultural or archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts on cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Tree Removal

The proposed development would require the removal of three Monterey Pines (28", 25" and 19" in Diameter Breast Height). DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. The three trees are all located within the construction footprint, next to the existing driveway. According to the arborist report (County of Monterey Library No. LIB250135) all three trees are declining in health and condition, with natural leans towards the residence as a result of poor canopy balance and symmetry. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, the work proposed is within the existing footprint of the existing residence and reduction in scope would not lessen the impact to trees, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Slopes

The proposed development requires development on slopes in excess of 30 percent, and per Title 20 sections 20.14.030 and 20.64.230, development on slopes exceeding 30 percent is nonexempt development requires a Coastal Development Permit be applied. In order to grant the Coastal Development Permit, the Appropriate Authority must find that there is no feasible alternative which would allow development to occur on slopes of less than 30 percent; or that the proposed development better achieves the goals, policies and objectives of the County of Monterey Local Coastal Program. According to County of Monterey GIS records, approximately half of the subject parcel contains slopes exceeding 30 percent. If the project were to relocate or adjust the footprint of the additions to the residence, it would likely result in new impacts to other resources not previously considered, such as increase in the tree removal count. The property is heavily forested, and placing

the additions within existing disturbed areas reduces the potential to impact nearby trees as result of construction, and is located on an area of the property containing the least amount of slopes. Therefore, the development taking place on slopes exceeding 30 percent better meets the goals and policies by reducing impacts to other resources, and there is no feasible alternative to development on slopes, as most of the property contains slopes exceeding 30 percent.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structure/s before the addition, or 2,500 square feet (whichever is less). As proposed, the project includes a 930 square foot addition to an existing 5,622 square foot two-story single family dwelling, therefore the project qualifies as a Class 1 categorical exemption. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July November 6, 2025, and voted 6-0 in support of the project as proposed.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Pebble Beach Community Services District
- Del Monte Forest Land Use Advisory Committee

Prepared by: McKenna Bowling, Associate Planner, (831) 755-5298

Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution including:
 - Conditions of approval
 - Site Plans
- Exhibit C - Vicinity Map
- Exhibit D - LUAC Minutes
- Exhibit E - Arborist Report

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner;

Jacquelyn M. Nickerson, Principal Planner; Amanda and Alastair Curtis, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Christopher Paul; Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250060.