



County of Monterey Zoning Administrator

Item No.2

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

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March 06, 2025

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Matter Type: Zoning Administrator

PLN240070 - BECHTEL CORPORATION

Public hearing to consider minor exterior modifications to an existing single-family dwelling including construction of an 845 square foot pergola, perimeter fencing, a pickleball court, and associated site improvements within 750 feet of known archaeological resources, and development within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: 1451 Cypress Drive, Pebble Beach.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- 1) Find that the project qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, 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 exterior modifications to an existing single-family dwelling, including construction of an 845 square foot pergola, perimeter fencing, a pickleball court, and associated site improvements within 750 feet of known archaeological resources; and
 - b) A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area;

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Erik Lundquist

Property Owner: Bechtel Corporation

APN: 008-453-017-000

Parcel Size: 1.38 acres

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control Overlay

Plan Area: Del Monte Forest LUP

Flagged and Staked: No

SUMMARY

The subject property is located at 1451 Cypress Drive, Pebble Beach within the unincorporated area of Monterey County. The lot is developed with a 5,001-square-foot single-family dwelling in 1975, two tennis courts, hardscaping, and landscaping. The proposed project includes exterior changes to the residence, removal of the tennis courts, and construction of new pickleball courts. The associated site improvements include updates to existing paving and walkways, relocation of the existing driveway and updating the planting throughout the property with Monterey Cypress habitat compatible species. The property is currently served by the Pebble Beach Community Services District for its sewer services, and its potable water is served by the Monterey Peninsula Water Management District.

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Coastal General Plan, Del Monte Forest Land Use Plan and Coastal Implementation Plan, and applicable sections of the Monterey County Coastal Zoning Ordinance (Title 20).

The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control, in the Coastal Zone (LDR/1.5-D (CZ)). Modifications to the existing residence and construction of accessory structures are allowed uses, subject to a Design Approval, in this case. However, the proposed development occurs within 750 feet of known archaeological resources and 100 feet of environmentally sensitive habitat areas and thus also requires the granting of a Coastal Administrative Permit and Coastal Development Permit.

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 A**), the existing residence will continue to maintain its required setbacks and height because the proposed project does not include any expansion or changes to the residence's footprint. 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 as a result of the proposed pergola and roof overhangs that exceed 30 inches, but proposes no increase to the existing floor area. The proposed pergola meets the site development standards for accessory non-habitable structures by being over the 50 foot front setback, and the 20 foot side and rear setbacks. It maintains a height of 10 feet 6 inches, which is under the 15 feet allowable height in the LDR zoning district. The property is located in the Del Monte Forest; however, it is not within the Pescadero Watershed area of the forest and therefore not required to comply with Del Monte Forest LUP Policy 77. However, complying with the intent of this policy, the project reduces its potential runoff and erosion into the Carmel Bay Area of Special Biological Significance and other nearby watersheds by consolidating hardscape areas and reducing its pervious site coverage.

Design and Visual Resources

As designed, the proposed project will change the residence's exterior colors and materials to include light gray board and batten siding, steel black trim for windows and doors, and dark wood shake roof shingles. 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 August 26, 2024 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, but is located at the intersection of 17 Mile Drive, Cabrillo Road, and Cypress Drive, and is thus visible from this location. However, only the roof of the existing residence is visible at this intersection. 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 and proposed perimeter fencing, 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 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.

Environmentally Sensitive Habitat Area

Del Monte Forest Coastal Implementation Plan section 20.147.040 requires that development of any kind shall include field surveys and impact analysis by qualified individuals to precisely determine habitat area, including environmentally sensitive habitat area (ESHA). The prepared biological report (County of Monterey Library No. LIB240197; **Exhibit D**) indicated that there are no protected plant or animal species on the subject property. Although numerous Monterey Cypress trees, Coast live oaks, and Monterey pines occupy the property, the Project Biological confirmed that only approximately 5,600 square feet of the 60,476 square foot property contain indigenous Monterey Cypress habitat, which is identified as ESHA in the Del Monte Forest LUP. However, these habitat areas are limited to the southeastern and southwestern corners of the property and have low and moderate critical habitat sensitivity, respectively. No development is occurring within these areas and therefore the requirements of Policy 20 do not apply. No development is proposed within these Monterey Cypress habitat areas and therefore the project biologist found that the project will have no impacts on ESHA. However, the project biologist does recommend enhancing the property's understory. Demolition of the tennis courts, reconfiguration of the driveway, and landscaping of the undisturbed portion of the property with Del Monte Forest/Monterey Cypress habitat-compatible native species (Del Monte Forest LUP Policy 15; Condition No. 6) will improve the property's

Cypress habitat and its understory. Further, the tree protection measures have been incorporated into Condition Nos. 4 and 5 to ensure the protection of nearby trees during construction. As proposed and conditioned, the project avoids impacts on nearby sensitive habitat areas, will enhance the understory, and does not introduce any uses or development that are incompatible with the continuance of those habitat areas (Del Monte Forest LUP Policy 14).

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts the interior and exterior alterations to an existing structure that will be located on the same site and will have generally the same purpose and capacity as the structure replaced. As proposed, the project involves minor exterior modifications to an existing residence, the replacement of tennis courts with a pickleball court, and associated site improvements including perimeter fencing, a trellis, a new driveway, and other hardscape. The project as proposed 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. The property's indigenous Cypress trees will not be impacted with implementation of this project. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LAND USE ADVISORY COMMITTEE:

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 January 16, 2025, and voted 6-0 to support the project (see **Exhibit C**), with two members absent. The LUAC raised no concerns.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Pebble Beach Community Services Fire Protection District

Prepared by: McKenna Bowling, Assistant Planner

Reviewed and Approved by: Fiona Jensen, Principal Planner (WOC)

The following attachments are on file with HCD:

- Exhibit A - Draft Resolution including:
 - Recommended Conditions of Approval
 - Site Plans, Floor Plans & Elevations
 - Colors and Materials
- Exhibit B - Vicinity Map
- Exhibit C - LUAC Minutes
- Exhibit D - Biological Assessment

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna
Bowling, Assistant Planner; Fionna Jensen, Senior Planner; Bechtel Corporation, Property Owners;
Erik Lundquist, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury
LLP; Planning File PLN240070.