



County of Monterey Planning Commission

Item No.4

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

Agenda Item No.4

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PLN240069 - BECHTEL CORPORATION

Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach.

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission:

Approve a Combined Development Permit consisting of:

- a. Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape, the construction of a 643 square foot pavilion structure, and associated site improvements;
- b. Coastal Administrative Permit and Design Approval to allow the conversion of a 1,103 square foot caretakers unit into an Accessory Dwelling Unit with exterior modifications;
- c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- d. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

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

PROJECT INFORMATION:

Owner: Bechtel Corporation

Agent: Alpine Brodie LLC (Represented by Erik Lundquist)

APN: 008-462-005-000

Zoning: Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]

Parcel Size: 2.7 acres (116,973 square feet)

Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)

Flagged and Staked: Yes (Pavilion structure only)

Project Planner: Steve Mason, Associate Planner

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SUMMARY & OVERVIEW:

The proposed project involves exterior modifications to an existing 8,747 square foot single family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The proposed development would occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat Areas.

The original project scope included all of the above components, except that an approximately 1,171 square foot pavilion structure was proposed, rather than the currently proposed 643 square foot structure. The original project scope was presented to the Planning Commission at the March 26, 2025, hearing. At that time, staff recommended denial of the proposed pavilion structure portion of the project due to multiple inconsistencies with the required public viewshed and public access policies of the Del Monte Forest Land Use Plan. The applicant has subsequently downsized the pavilion structure, aligning it more closely with DMF LUP policies, to the extent that staff now recommends approval of this structure and all other project components.

The oceanfront project site is located in the private residential community of Pebble Beach, on 17 Mile Drive. (See **Exhibit C** - Vicinity Map). The proposal includes exterior and interior modifications to the existing 8,747 square-foot single family dwelling (SFD) and the existing 1,103 square-foot caretakers unit which would be converted to an accessory dwelling unit (ADU). No changes are proposed to the existing footprints of either structure. The project includes the construction of a 643 square foot pavilion structure on an existing concrete patio. The lot is within the indigenous Monterey Cypress habitat of Del Monte Forest and is populated by a number of mature indigenous Monterey cypress trees. Changes to site's existing hardscape would result in a net reduction of approximately 4,600 square feet of impervious surface. Associated site improvements also include interior fencing and a new entrance gate.

Environmentally Sensitive Habitats - A Coastal Development Permit is required to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The project-specific biological report (Document# LIB 240190 - **Exhibit H**) has confirmed that the development site is within indigenous Monterey cypress habitat and adjacent to Coastal bluff scrub habitat - both of which are designated as ESHA. Per the report's findings, the development as sited, designed, and conditioned will have no significant impact on these habitat areas. No trees are proposed for removal and impacts on native vegetation will be minimal.

In accordance with Del Monte Forest Land Use Plan Policy 20 (**Exhibit F**), the project requires the

implementation of a restoration and enhancement plan for full preservation of the project site (excluding approved development footprints), including the planting of ten new Monterey cypress trees. Additionally, an open space conservation and scenic easement will be dedicated over the undeveloped areas of the parcel. Off-site habitat mitigation is also required and will be implemented through an in-lieu fee to be administered by the Del Monte Forest Conservancy. The Project Biologist has concluded that the project, as conditioned according to their recommendations, would increase and benefit both on-site and off-site indigenous Cypress habitat.

Visual Resources - 17-Mile Drive is a designated scenic road pursuant to the Del Monte Forest Land Use Plan. The proposed pavilion, as it was originally designed and presented at the March 26 hearing, would have significantly obstructed views from 17 Mile Drive toward the ocean. Staff had identified inconsistencies with the Del Monte Forest Land Use Plan, specifically those relating to visual and public access, which would have resulted from construction of the proposed pavilion structure according to the previous design. The applicant has subsequently downsized the pavilion structure according to staff recommendations - from a proposed floor area of 1,171 square feet to 643 square feet - resulting in a significant reduction in the area of ocean views from 17-Mile Drive, which would have been obstructed. The redesigned pavilion complies with applicable visual resource policies, see **Exhibit A** for more details.

The height and massing of the SFD and ADU would remain essentially unchanged, as only exterior modifications are proposed. The limited addition of new materials would include bronze steel doors and window frames, stained wood trim, and wrought iron railing. The ADU's exterior would be updated to match the materials and colors of the main residence. Both structures would remain compatible with the natural surroundings and the neighboring residences.

Historic Resources - The existing single-family dwelling and caretakers unit were designed and constructed in 1919. Pursuant to the Historical Assessment commissioned for the project (LIB240193), a series of extensive remodels over the decades has removed any historic/architectural significance that the structures may have once possessed.

Archaeological and Tribal Cultural Resources - A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. An Archaeological Assessment (LIB240189) has been performed on the project parcel, finding that no significant impacts to resources are expected. All recommendations of the Project Archaeologist have been incorporated as conditions of approval, as required by the Del Monte Forest Land Use Plan. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, would be limited primarily to previously disturbed areas.

DISCUSSION:

See **Exhibit A** for additional details on the project scope, development standards, coastal hazards, environmentally sensitive habitat areas, visual resources, cultural resources, and response to public comment.

CEQA:

Staff recommends that the Planning Commission find the project Categorically Exempt pursuant to Section 15301(a), which exempts modifications to existing structures, and 15303 (e), which exempts

accessory (appurtenant) structures.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments have reviewed this project and provided conditions of approval as needed:

- Pebble Beach Community Services District
- HCD-Engineering Services
- HCD-Environmental Services
- County of Monterey Environmental Health Bureau

LUAC REVIEW:

County staff has referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on October 27, 2024, and voted 7-0 with 1 absent to recommend approval of the project.

Prepared by: Steve Mason, Associate Planner - (831) 759-7375

Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407

Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

The following attachments are on file with the HCD:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

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

Exhibit C - Vicinity Map

Exhibit D - Applicant's Project Description & Justification Letter (August 26, 2025)

Exhibit E - Del Monte Forest LUAC Minutes

Exhibit F - Del Monte Forest Land Use Plan Policy 20 and Monterey County Coastal Implementation Plan Section 20.147.040.D.2

Exhibit G - Figure 3 - Visual Resources of the Del Monte Forest Land Use Plan

Exhibit H - Biological Assessment

Exhibit I - Applicant Comment Letter (March 19, 2025)

Exhibit J - Pavilion Re-design

cc: Front Counter Copy; Pebble Beach CSD; HCD-Engineering Services, HCD-Planning; HCD-Environmental Services; Environmental Health Bureau; Steve Mason, Associate Planner; Fionna Jensen, Principal Planner; Bechtel Corporation, Property Owner; Erik Lundquist (Alpine Brodie LLC), Applicant's Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240069.