



County of Monterey

Planning Commission

Legistar File Number: PC 26-005

Item No.7

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

January 14, 2026

Introduced: 12/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN230235 - PEBBLE TREE LLC

Public hearing to consider the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of up to 34 protected trees

Project Location: 1266 Portola Road, Pebble Beach.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:

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

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, 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 the construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, and associated site improvements;
 - b. A Coastal Administrative Permit and Design Approval to allow construction of an 869 square foot Accessory Dwelling Unit with a 100 square foot covered patio; and
 - c. A Coastal Development Permit to allow the removal of up to 34 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Justin Storck

Property Owner: Shirley and John Herbowo

APN: 008-302-023-000

Parcel Size: 65,340 square feet

Zoning: Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: yes

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The property is located at 1266 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-023-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)". The proposed project involves construction of a 5,202 square foot two-story single-family residence with an attached 831 square foot garage, a detached 869 square foot Accessory Dwelling Unit, and associated site improvements, including 1,433 square feet of covered patio, a trash enclosure, perimeter fencing, and the removal of up to 34 protected trees. Potable water will be provided to the parcel by the California American Water Company (Cal Am), and sewer service will be provided by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan, policies in the Monterey County Coastal Implementation Plan, Part 5, and Title 20 Zoning Ordinance.

Design & Site Development Standards Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The proposed single-family dwelling will have colors and materials consisting of a Terra Cotta tile roof, warm white exterior plaster, and natural cut stone door and window trim. The proposed single-family dwelling and ADU colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

The subject property is not shown on Figure 3 of the Del Monte Forest Land Use Plan as being within the viewshed from Point Lobos State Natural Reserve. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas, including 17 Mile Drive. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts.

The project meets all required development standards for Low Density Residential zoning district, as well as those regulations for Accessory Dwelling Units. Pursuant to Title 20 section 20.14.060, the required setbacks in the LDR zoning district for Main Structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The single-family dwelling will have setbacks of 161.5 feet (front), 25.3 feet and 53 feet (sides), and 65 feet (rear). The required setbacks for Accessory Dwelling Units are 50 feet (front) and 4 feet (side and rear). The Accessory Dwelling Unit, sited towards the rear of the property, will have setbacks of well over 50 feet (front) and over 4 feet (side and rear). The single-family dwelling will have a height of 21 feet 6 inches, while the detached ADU will be approximately 14 feet. The project will result in a building site coverage of 10% and a floor area ratio of 10%. Therefore, the project meets all required development standards.

Tree Removal

The project includes an application for the removal of up to 34 protected trees. Pursuant to section 20.147.050.A of the DMF CIP, a Coastal Development Permit has been applied to this project for the proposed tree removal. This Coastal Development Permit allows the removal of 23 protected trees and authorizes the removal of up to 11 other protected trees that may not successfully be protected in place. Pursuant to DMF CIP section 20.147.050 an Arborist report (County of Monterey Library No. LIB250236) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The report identified 149 trees on site, consisting of Monterey Pine and Coast Live Oak trees. Twenty three trees will be removed with implementation of this project, consisting of five Coast Live Oaks and 18 Monterey Pines. The 23 trees proposed for removal are directly within the development footprint of the single-family dwelling, the accessory dwelling unit, or the driveway.

Condition No. 7 requires the Applicant/Owner to install tree protection measures, including fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Even with the implementation of this condition, up to 11 other trees adjacent to the development were identified in the arborist report as being potentially impacted by construction. These 11 trees are within five to ten feet of the proposed driveway. Condition No. 11 requires that an Arborist be on-site during all trenching, grading, or any other digging or soil removal that is expected to encounter tree roots. This monitor shall ensure that trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical, and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately. If significant roots are identified that must be removed that will destabilize or negatively affect the tree, the Arborist shall halt work and determine whether removal is warranted or additional, appropriate construction design approaches to minimize effects can be implemented, such as hand digging, bridging or tunneling under roots, etc. Prior to final inspection, the project Arborist shall provide HCD-Planning a report outlining whether additional construction design approaches were needed to avoid the removal of additional trees (up to 11) or if the removal of additional trees was warranted because they were impacted or damaged beyond saving.

The proposed tree removal is the minimum required under the circumstances of this case. The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Additionally, siting the proposed ADU 10 feet from the proposed residence, the minimum required distance, achieves a clustered development design that reduces the overall disturbance footprint and potential tree removal (DMF LUP Policy 35). Finally, the single-family dwelling and ADU are sited in a location that complies with the required setback from the on-site potential fault. Removing up to 34 trees is the minimum necessary to allow construction of

the residence and required access improvements. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

There are 32 trees on-site that are considered “Landmark” due to their trunk size being greater than 24 inches. Four of the 23 trees proposed for removal are Landmark Pine trees, and two of which are dead. Five of the 11 trees that may require removal are Landmark Pine trees. These trees are within the limits of the proposed driveway and residence footprint. DMF CIP section 20.147.050.C.2 prohibits the removal of Landmark Coast live oak trees, but does not place the same level of protection.

The DMF CIP section 20.147.050.C.6 requires mitigation for tree removal, including planting onsite (at a 1:1 ratio), planting offsite, or payment of a fee to the DMF Conservancy for tree planting or forest preservation. In this case, due to potential overcrowding, the project arborist recommends a less than 1:1 ratio for replanting with a total of 19 (four Coast Live Oak and 15 Monterey Pine) trees recommended to be replanted onsite (Condition No. 10). This condition also addresses replanting, or other mitigation, requirements should up to 11 other trees be negative impacted during construction.

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

LAND USE ADVISORY COMMITTEE

This project warrants referral to the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because it involves a Design Approval subject to a public hearing. Accordingly, HCD-Planning staff attempted to schedule the project for the DMF LUAC review. However, no DMF LUAC meeting room was available until January 15, 2026, and thus all Del Monte Forest LUAC meetings in November and December 2025 were cancelled. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.

Prepared by: Joseph Alameda, Associate Planner, (831) 783-7079

Reviewed and Approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- A.1 - Conditions of Approval
- A.2 - Plans

Exhibit B - Vicinity Map

Exhibit C - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN230235