



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-004

January 29, 2026

Introduced: 1/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250070 - HOLLAND GEORGE L & DANA R TRUST

Public hearing to consider the construction of a 1,200 square foot Accessory Dwelling Unit and removal of one Oak tree within 750 feet of known archaeological resources.

Project Location: 3363 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines Sections 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

1. Finding the project exempt from CEQA pursuant to CEQA Guidelines Section 15303, for the construction of new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit & Design Approval to allow the construction of a 1,200 square foot accessory dwelling unit with an attached approximately 375 square foot stone terrace with firepit;
 - b. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and
 - c. Coastal Development Permit to allow the removal of one (1) Oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: Jason Diaz, International Design Group

Property Owner: George and Dana Holland

APN: 008-361-007-000

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

Parcel Size: 1.05 acres

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The project is located at 3363 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 1,200 square foot Accessory Dwelling Unit (ADU) with an attached approximately 375 square foot stone terrace with

firepit and the removal of one Coast live oak tree, within 750 feet of a known archaeological resource. 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 applicable goals and policies in the 1982 Monterey County General Plan (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 (Title 20).

One protected Coast live oak is proposed for removal. The Arborist Report (LIB260011) confirmed one tree 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 this tree.

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.

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)." Title 20 section 20.14.040 allows for an ADU subject to the granting of a Coastal Administrative Permit. The applicant proposes a height of 15 feet from the average natural grade, consistent with the allowable 15 foot maximum. The proposed structure meets all the required setbacks exceeding the required 50-foot front setback, 6-foot side and rear setbacks. The property is allowed a 15% (6,873 square feet) site coverage and a 17.5% (8,019 square feet) floor area ratio (FAR). The proposed development will result in a 12.1% (5,503 square feet) site coverage, a 13.2% (6,049 square feet) FAR. The proposed project is consistent with the applicable development standards for LDR zoning and regulations for an Accessory Dwelling Unit.

Health and Safety

The property will 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 light beige colored stucco, terracotta clay tile roof, and bronze window and door frames, all of which match the existing single family dwelling.
- The proposed development is approximately 155 feet from the center of 17 Mile Drive and will be partially visible. Consistent with the DMF LUP Policy 54, the applicants will use existing and proposed vegetation and trees to screen the ADU.
- Additionally, DMF LUP Policy 48 stipulates that development within visually prominent settings shall be sited to avoid having a significant adverse impact on significant public views. Views from Point Lobos will not be adversely impacted as the Del Monte Forest is highly developed. The new structure is situated such that it will blend in with existing structures that are visible from the state park viewing areas.
- Condition No. 10 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP Policy 53, and DMF CIP section 20.147.070.B.3.

Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Tree Removal

The application includes the removal of one protected tree that is within the proposed footprint of the ADU. This is the minimum amount of trees to be removed under the circumstances considering other restrictions on the property. The ADU has been appropriately sited to avoid the removal of additional protected trees, development on slopes and to have a minimal visual impact from scenic viewsheds. In accordance with DMF CIP section 20.147.050.B.1, an Arborist Report (LIB260011) was prepared for the project. The arborist recommended a replacement ratio of 1:1 for the one Coast live oak to be removed, which is less than 24 inches in diameter and not considered a landmark tree (see **Exhibit C**). The replacement tree will be planted in an area 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. 5). 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 and findings to grant the Coastal Development Permit can be granted in this case.

Pescadero Watershed

DMF LUP Figure 2b identifies the subject property to be within Pescadero Watershed. Therefore, the subject parcel is required to comply with the DMF LUP Policy 77, which requires residential development, including main and accessory structures, within Pescadero Watershed to be limited to a maximum of 9,000 square feet of site coverage. The site coverage limitation total shall include both structural and other impervious surface coverage. The DMF CIP section 20.147.030.A. describes development standards to protect freshwater and marine resources. Best management practices and erosion & sediment control measures have been incorporated to ensure runoff and drainage are managed during the construction period. The coverage of the existing structures and property features is 7,161 square feet. With the proposed addition of the 1,200 square foot ADU and 373 square foot terrace, and additional 1,573 square feet is added. The applicants have proposed a total impervious coverage of 8,734 square feet.

Cultural Resources

Monterey County Geographic Information System (GIS) indicates the subject property to be within a high archaeological sensitivity area and within 750 feet of known archaeological resource. The application includes approximately 65 cubic yards of cut and 45 cubic yards of fill. A preliminary archaeological report (LIB220092) 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 new construction of a small structure 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 15, 2026.

The LUAC voted 7-0 to support the project as proposed.

OTHER AGENCY INVOLVEMENT

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

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

Prepared by: Benjamin Moulton, Assistant Planner

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with 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; California Coastal Commission; Pebble Beach Community Services District (Fire); HCD-Engineering Services; HCD-Environmental Services; Environmental Health Bureau; Benjamin Moulton, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Jason Diaz, Agent; George and Dana Holland, Owners; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN250070