



County of Monterey Zoning Administrator

Item No.

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

Legistar File Number: ZA 24-058

December 12, 2024

Introduced: 12/6/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240147 - SAMOON LLC

Public hearing to consider demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 560 square foot attached accessory dwelling unit

Project Location: 3020 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project categorically exempt pursuant to Section 15302 and 15303 of the California Environmental Quality Act Guidelines.

RECOMMENDATIONS

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

- a. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to Section 15302 and 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow the demolition of an existing 3,130 square foot single family residence and the construction of a 3,275 square foot two-story single-family residence with a 1,719 square foot basement, an attached 594 square foot garage, and a 560 square foot attached accessory dwelling unit. Proposed colors and materials include naturally-finished stone and wood shiplap siding, dark steel doors and windows, and a graphite grey standing seam roof.

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

PROJECT INFORMATION

Agent: Justin Pauly

Property Owner: Samoon LLC

APN: 007-303-003-000

Parcel Size: .21 acres

Zoning: Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays ("MDR/B-6-D-RES")

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless

otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Board of Supervisors.

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 District (Fire)

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution, including;
 - Conditions of Approval
 - Site Plan, Floor Plans, Elevations, and Colors and Materials
- Exhibit C - Del Monte Forest LUAC Minutes
- Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Anna Ginette Quenga, AICP, Principal Planner; Samoon LLC, Property Owners; Justin Pauly, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240147