



County of Monterey

Item No.2

Administrative Permit

Legistar File Number: AP 25-048

September 17, 2025

Introduced: 9/8/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Administrative Permit

PLN250150 - ZHANG YU & XIHUA LUO TRS

Administrative hearing to consider the construction of a 5,997 square foot single-family dwelling, attached 610 square foot garage, and a 1,172 square foot accessory dwelling unit; and removal of 104 Monterey Pine and 1 Live Coast Oak.

Project Location: 1461 Lisbon Ct, Pebble Beach, Del Monte Forest Land Use Plan.

Proposed CEQA action: Consider the previously certified Final Environmental Impact Report (FEIR) for the Del Monte Forest Local Coastal Program Amendment and the Pebble Beach Company Concept Plan, and find the project consistent with the FEIR, which does not warrant an addendum pursuant to CEQA Guidelines section 15162.

RECOMMENDATION:

It is recommended that the Chief of Planning adopt a resolution to:

- a. Find the project consistent with the Final Environmental Impact Report, which does not warrant an addendum pursuant to CEQA Guidelines section 15162; and
- b. Approve a Coastal Administrative Permit and Design Approval to allow the construction of a 5,986 square foot single family dwelling, a 610 square foot attached garage, associated site improvements, and a 1,172 square foot accessory dwelling unit with the removal of 91 Monterey Pine trees and 1 Coast Live Oak.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Louie Leu

Property Owner: Zhang Yu & Xihua Luo Trs

APN: 008-031-030-000

Parcel Size: 1.42 acres

Zoning: Low Density Residential with a Building Site 6 overlay and Design overlay or "LDR/B-6-D"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Jade Mason, Assistant Planner

masonj@countyofmonterey.gov, (831) 755-3759

SUMMARY

Staff is recommending approval of a Coastal Administrative Permit subject to the findings and evidence in the attached Resolution (see **Exhibit A**), 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.

On September 17, 2025, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, September 16, 2025. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

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

Prepared by: Jade Mason, Assistant Planner
Reviewed and approved by: Fiona Jensen, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jade Mason, Planner; Fiona Jensen, Principal Planner; Zhang Yu & Xihua Luo Trs, Property Owners; Louie Leu, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240150