



County of Monterey

Planning Commission

Legistar File Number: PC 24-030

Item No.2

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

March 27, 2024

Introduced: 3/19/2024

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN230261 - 3196 LLC

Public hearing to consider allowing the restoration and replanting 15 Monterey Cypress trees within a Conservation Scenic Easement to abate Code Enforcement violation 23CE00332.

Project Location: 3196 17 Mile Drive, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15308 of the CEQA Guidelines

RECOMMENDATIONS

It is recommended that the Monterey County Planning Commission continue the hearing of this item to a date uncertain to allow the applicant time to provide additional information regarding the proposed restoration plan.

PROJECT INFORMATION

Agent: Gail Hatter

Property Owner: 3196 LLC

APN: 008-491-010-000

Parcel Size: 2.72-acres

Zoning: Low Density Residential with a maximum gross density of two acres per unit with a Design Control overlay, coastal zone or "LDR/2-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Project Planner: Kayla Nelson, Associate Planner

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SUMMARY/DISCUSSION

The proposed project includes a restoration plan for the unpermitted removal of 15 Monterey cypress trees within a Conservation and Scenic Easement area of indigenous Monterey cypress habitat.

Approval and implementation of the restoration plan will abate Code Enforcement violation 23CE00332.

During review of the previously approved development on the subject property (file No. PLN150548, Planning Commission Resolution No. 17-006), including the Biological Assessment (file No. LIB160113) and Tree Resource Evaluation (file No. LIB160112), staff identified that the information provided in the proposed restoration plan did not adequately address whether or not there were impacts to the Monterey cypress habitat, including microhabitat of individual trees, and if the restoration would enhance habitat as high value and self functioning. Therefore, staff requests the Planning Commission allow the continuance of the hearing to a date uncertain to allow the applicant

sufficient time to obtain additional information from both a qualified biologist and arborist to confirm the information above regarding the proposed restoration plan.

Prepared by: Kayla Nelson, Associate Planner, x6408

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

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; California Coastal Commission; Kayla Nelson, Planner; Anna Quenga, Principal Planner; 3196 LLC, Property Owner; Gail Hatter, Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230261.