



# County of Monterey Planning Commission

**Item No. 3**

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

## Agenda Item No. 3

**Legistar File Number: PC 23-088**

**October 25, 2023**

**Introduced:** 10/17/2023

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

### **PLN230135 - HANSON LEE ALAN & CORALY TRS**

Public hearing to consider construction of a 1,840 square foot single family dwelling with an attached 520 square foot garage and associated site improvements including the removal of 21 Monterey pine trees.

**Project Location:** 4019 Sunridge Road, Pebble Beach, Del Monte Forest Land Use Plan.

**Proposed CEQA Action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

### RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and none of the exceptions under section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,840 square foot single family dwelling with attached 520 square foot garage and associated site improvements; and
  - b. Coastal Development Permit to allow removal of 21 Monterey pine trees.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions.

### PROJECT INFORMATION:

**Project Owner:** Lee Alan & Coraly Hanson

**Agent:** Samuel Pitnick, Architect

**APNs:** 008-191-011-000

**Zoning:** Medium Density Residential, 2 units per acre, with a Design Control overlay in the Coastal Zone or "MDR/2-D (CZ)"

**Parcel Size:** 32,400 square feet

**Flagged and Staked:** Yes

**Project Planner:** Fionna Jensen, Senior Planner  
(831) 796-6407, [jensenfl@co.monterey.ca.us](mailto:jensenfl@co.monterey.ca.us)

### SUMMARY/DISCUSSION:

The subject parcel is located in a residential neighborhood of Pebble Beach (Pescadero Heights) and is surrounded by residences on all sides, except the east. The applicant proposes to construct a 1,840 square foot single family dwelling with an attached 520 square foot garage. Site improvements include 825 cubic yards of cut, 66 cubic yards of fill, and the removal of 21

Monterey pine trees. The subject property is served potable water by California American Water and sewer service by the Pebble Beach Community Services District.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (CIP; Part 5) and Zoning Ordinance (Title 20).

#### *Development Standards*

The subject property is zoned for medium density residential (MDR) use, which allows development of the first single family dwelling on a legal lot of record, subject to the granting of a Coastal Administrative Permit. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to Title 20 section 20.12.040.E, parcels located within specific subdivisions (Pescadero Heights, Del Monte Forest #1, and Del Monte Forest #2) are additionally subject to side and rear setbacks of 10 feet. As proposed, the one-story single-family dwelling is located within the Pescadero Heights subdivision and will have a front setback of 44 feet 8 inches, side setbacks of approximately 52 feet and 22.5 feet (north and south, respectively), and a rear setback of 141 feet. The proposed main structure will have a height of 26 feet 4 inches, which is below the maximum allowed height for main structures (27 feet). The subject property is 32,400 square feet and thus allows site coverage and FAR of 8,100 square feet (25%). The project results in structural site coverage of 2,374 square feet (7.3%) and floor area of 2,360 square feet (7.2%). Therefore, as proposed, the project meets all required development standards.

#### *Design Review*

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The proposed single family dwelling's Modern French Cottage architectural style will complement and be compatible with the surrounding eclectic architecture. The single-family dwelling and attached garage will have exterior colors and materials that consist of white "ivory" stucco siding, cream colored natural stone veneer, dark bronze metal doors and windows, dark brown wood shake roof, and a light "French" blue front door and windows shutters. At 2,360 square feet, the proposed residence will be comparable in size to neighboring residences, which were built in the 1950's and 1970's. However, the proposed bulk and mass will appear more modest than other single family dwellings that have been recently developed in the area. The project, as designed, sited and conditioned, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

#### *Tree Removal*

A Tree Assessment and Forest Management Plan prepared by Frank Ono on April 19, 2023 (LIB230150) evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The project includes the removal of 21 Monterey pines, 5 of which are dead. Sixteen live pines are located within the proposed footprint or within the limits of grading, 7 of which are identified as Landmark trees. The DMF CIP prohibits the removal of Landmark Coast live oaks. Accordingly, no Coast live oaks are proposed for removal. The property is heavy forested and has limited woodland clearings. As proposed, the driveway complies with DMF LUP Policy 1 and CIP Section 20.147.090.A.2, which requires new residential driveways to minimize surface length and width and provide simple and direct

access. Siting the residence further east towards larger clearings would likely result in similar tree removal due to additional grading for the driveway. This relocation would also require additional driveway surfaces which would potentially conflict with DMF LUP Policy 1. Additionally, the 5 dead trees proposed for removal pose a potential life and safety risk once the subject lot is developed. Removal of the property's unhealthy, declining and dead trees would benefit adjacent healthier trees, promote the healthy establishment and maturation of nearby smaller and younger trees, and reduce combustible fuel loads. Thus, the development has been sited in the most feasible location to meet setbacks, provide simple and direct access, and minimize tree removal in this case.

#### ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction of a single-family dwelling, the removal of 21 and replanting of 16 Monterey pine trees. Tree removal has been determined to be the minimum required in this case and removal of the trees will not significantly impact habitat or other sensitive resources at the site. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application.

#### OTHER AGENCY INVOLVEMENT:

HCD - Environmental Services

HCD - Engineering Services

Environmental Health Bureau

Pebble Beach Community Services District - Fire Protection District

#### LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on September 7, 2023, and voted 5 - 0 with 2 members absent to support the project as proposed (**Exhibit B**). The LUAC raised concerns regarding the proposed wood shake roofing and whether the material complied with applicable fire standards. The Pebble Beach Community Services District reviewed the proposed project and roofing materials and raised no concerns.

Prepared by: Fiona Jensen, Senior Planner, x6407

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting HCD Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, and Elevations

Exhibit B - Del Monte Forest LUAC Minutes (September 7, 2023)

Exhibit C - Vicinity Map

cc: Front Counter Copy; California Coastal Commission, Pebble Beach Community Services

District (Fire Protection District); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Fionna Jensen, Project Planner; Anna Ginette Quenga, AICP, Principal Planner; Hanson Lee Alan & Coraly TRS, Property Owner; Samuel Pitnick, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); LandWatch; Project File PLN230135