



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 26-065

June 25, 2026

Introduced: 6/10/2026

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN240303 - STIVERS DAVID L & JEAN G TRS

Public hearing to consider action on the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage, construction of a detached 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, and associated site improvements, including modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

Project Location: 3152 Spruance Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorical Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a. Finding the project qualifies for a Class 1 and 3 Categorical Exemption pursuant to CEQA guidelines section 15301 and 15303, and that there are no exceptions pursuant to Section 15300.2; and
- b. Approving a Combined Development Permit consisting of a:
 - 1) Coastal Administrative Permit and Design Approval to allow the construction of a 730 square foot addition to an existing 3,745 square foot single family dwelling with a detached 810 square foot garage;
 - 2) Coastal Administrative Permit and Design Approval to allow construction of a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator; and
 - 3) Coastal Development Permit to allow modifications to a legal non-conforming land use (Pescadero Watershed Impervious Coverage).

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

PROJECT INFORMATION:

Agent: Robert Hayes

Property Owner: David and Jean Stivers

APN: 008-501-006-000

Parcel Size: 2.22 acres

Zoning: Low Density Residential with a density of 1 acre per unit with a Design Control overlay in the Coastal Zone, or "LDR/1-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: Yes

Planner: Taylor Price, Senior Planner

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SUMMARY/DISCUSSION:

The subject property is located at 3152 Spruance Road, within the Del Monte Forest Land Use Plan and consists of a 730 square foot addition to the existing single family dwelling and detached garage, which will result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and construction of an 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator. Associated site improvements include replacement of 3,045 square feet of impervious driveway and construction of a 1,180 square foot impervious patio. The property currently, and will continue to, receive water and sewer services from the Pebble Beach Community Services District.

The property is within the Pescadero Watershed and currently has an existing legal non-conforming impervious site coverage. The project includes no expansion of the existing 13,140 square foot impervious site coverage by converting portions of impervious surface areas totaling 3,855 square feet (which includes 3,045 square feet of driveway, 65 square feet of concrete walkway, and 745 square feet of patio) to pervious materials. The proposed project includes impervious surface areas totaling 3,855 square feet (2,675 building site coverage and 1,180 square feet of patio), which results in no change to the site's existing legal non-conforming impervious site coverage.

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), Del Monte Forest Coastal Implementation Plan (DMF CIP), and Coastal Zone Zoning Ordinance (Title 20).

Lot Legality

The subject property (APN: 008-501-006-000) is approximately 2.22 acre and is identified in its current configuration as two separate legal lots of record Lot 2 and 3 of the Pescadero Heights Subdivision No. 2, Tract No. 463 as shown on the Cities and Towns Map, Volume 8, Page 21, in Block 1, dated June 30, 1969. Therefore, the County recognizes the subject property as two separate legal lots of record. The existing single family dwelling was constructed over both legal lots of record in approximately 1971. The owner proposes to have the existing single family dwelling remain and agrees to add a condition of approval (Condition No. 4) holding these two legal lots under common ownership until such time as the single family dwelling, accessory dwelling unit, and all associated site improvements have been removed. Therefore, the existing single family dwelling would comply with applicable site development standards for setbacks, coverage and floor area ratio as described below provided this agreement and condition remain in place.

Land Use & Development Standards

The property is zoned Low Density Residential, one acre per unit, with a Design Control overlay district in the Coastal Zone (CZ). Title 20 section 20.70.120.A exempts additions to existing single family dwellings except in cases where the subject property is between the sea and the first public road

paralleling the sea resulting in a 10% or more addition of the internal floor area. The proposed addition is 730 square feet to the existing 3,745 square foot single family dwelling with a detached 810 square foot garage; therefore, the proposed project is subject to the granting of a Coastal Administrative Permit. The additions would result in a 4,375 square foot single family dwelling with an attached 910 square foot garage, and would comply with applicable site development standards outlined in Title 20 section 20.14.060 provided compliance with the required condition of approval to hold the lots as one. Required site development standards for main structures are 30 foot minimum front setback, 30 foot minimum rear setback, and 20 foot side setbacks, and 30 foot maximum height. The project proposes setbacks that exceed these requirements and has a maximum height of 15 feet 6 inches. The maximum site coverage is 15% and the project proposes 9.1%. The maximum floor area ratio for the Del Monte Forest Area is 20% and the project proposes 7.4%. Therefore, the proposed project complies with all the applicable site development standards for LDR zoning district.

Additionally, the LDR zoning allows for the construction of an accessory dwelling unit (ADU) subject to the granting of a Coastal Administrative Permit. The proposed project includes the construction of a 1,100 square foot ADU with an attached 600 square foot exercise room and golf simulator. The project would conform to all the applicable development standards outlined in Title 20 sections 20.14.060 and 20.64.030. The proposed detached ADU, exercise room, and golf simulator have a maximum height of 15 feet and a front setback of 50 feet, which conforms to the height maximum and minimum required front (50 feet) pursuant to Title 20 section 20.14.060.C.2. The proposed ADU satisfies the side and rear (four feet) setbacks pursuant to Title 20 section 20.64.030.E.3.

Health and Safety

The property receives water via public utilities:

- The applicant provided correspondence from the Pebble Beach Community Services District detailing their ability and willingness to provide the proposed project with potable water through Monterey Peninsula Water Management District and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with fire safety regulations and found the project consistent.

Visual Resources and Design Review

The site is subject to the policies of the Design Control “D” zoning district outlined in Title 20 Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood. 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 will match the existing single family dwelling on the property so that both structures will have the same style and aesthetic.
- The proposed colors and materials include black framed windows and doors, wood shingle roofing, off-white cement plaster siding, permeable pavers for the driveway, non-permeable off-white pavers for the patio, and new composite wood-style decking materials, which is similar to the existing development within the neighborhood.
- The property is within the viewshed of Point Lobos as identified by DMF LUP Figure 3. However, the proposed development would not be visible due to existing mature vegetation nor is the property adjacent or in close proximity to 17 Mile Drive. No significant public views will be blocked or impacted by this project.

- Condition No. 9 requires an exterior lighting plan to be provided and approved before the issuance of building permits; this condition shall ensure compliance with the General Plan, DMF LUP and DMF CIP.

Legal Nonconforming Pescadero Watershed

DMF LUP Figure 2b identifies the subject property to be within the Carmel Bay "Area of Special Biological Significance" watershed. The Pescadero watershed site coverage is implemented in the DMF CIP section 20.147.030.A.1.b. This limits impervious coverage in the Pescadero Watershed to 9,000 square feet. The property was constructed in 1971 and, pursuant to the 1969 building plans, had impervious coverage similar to that which exists today. Therefore, in this case, the exceedance of the allowed site coverage is a legal non-conforming land use. The property currently has an existing legal non-conforming impervious coverage of 13,140 square feet. The proposed development will maintain the existing impervious site coverage by replacing 3,855 square feet of existing impervious surface areas with pervious material. The addition and other site development improvements total 3,855 square feet of impervious surface area. This will result in no increase in the legal non-conforming impervious coverage and will result in impervious coverage of 13,140 square feet. Title 20 section 20.68.020.C allows for a legal nonconforming land use, Pescadero Watershed Impervious Coverage, to a similar or more restricted nature, subject to a Coastal Development Permit in each case. The proposed project will not result in an expansion of the existing impervious coverage at the time the legal non-conforming impervious coverage was established; therefore, the applicant qualifies to maintain their legal non-conforming status with the approval of a Coastal Development Permit.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) and (e) of the CEQA Guidelines. These exemptions apply to additions to single family dwelling and the construction of a single family dwelling and accessory structure in residential zones. The addition of 730 square feet to an existing single family dwelling, resulting in a 4,375 square foot single family dwelling with an attached 910 square foot garage and a 1,100 square foot accessory dwelling unit with an attached 600 square foot exercise room and golf simulator, is consistent with these exemptions. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, or proximity to a scenic highway, is not likely to affect cultural resources, and will not have a significant effect on the environment. Therefore, the project is categorically exempt.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Pebble Beach Community Services District
- California Coastal Commission

LAND USE ADVISORY COMMITTEE:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 4th, 2026. The LUAC voted unanimously to recommend approval of the project.

Prepared by: Taylor Price, Senior Planner (831) 784-2179

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

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - LUAC minutes

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Taylor Price, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Jean Stivers and Dave Stivers, Property Owner; Robert Hayes, Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240303