



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 25-002

January 09, 2025

Introduced: 1/3/2025

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

### PLN230151 - COVIN DAVID REID & BETH SALA

Consider demolition of an existing 3,980 square foot single-family dwelling with an attached garage and construction of a two-story 4,988 square foot single-family dwelling with an attached garage, development on slopes in excess of 30% and the removal of one Coast live oak tree.

**Project Location:** 3307 17 Mile Dr, Unit 4, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to Sections 15302 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 2 Categorical Exemption pursuant to Section 15302 and a Class 3 Categorical Exemption pursuant to Section 15303, and none of the exceptions to the exemptions listed in 15300.2 can be made; and
- b. Approve a Combined Development Permit consisting of:
  1. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 3,980 square foot single-family dwelling and construction of a two-story 4,988 square foot single-family dwelling with an attached garage;
  2. Coastal Development Permit to allow development on slopes in excess of 30%; and
  3. Coastal Development Permit for the removal of one Coast live oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**).

Staff recommends approval subject to 10 conditions of approval.

### PROJECT INFORMATION

**Agent:** Joel Panzer, Maureen Wruck Planning Consultants LLC

**Property Owner:** David & Beth Covin

**APN:** 008-521-004-000

**Parcel Size:** 3,948 square feet (0.09 acres)

**Zoning:** Medium Density Residential, with a maximum density of 2.7 units per acre, with a Design Control Overlay, Coastal Zone [MDR/2.7-D(CZ)]

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

### SUMMARY/DISCUSSION

The proposed project includes the demolition of an existing two-story 3,980 square foot single-family dwelling with an attached garage, and the construction of a 4,988 square foot single family dwelling with an attached garage. Site improvements include the removal of one Coast live oak, the replanting of one Coast live oak tree and one Monterey pine tree, and development on slopes in excess of 30%.

### Development Standards

Development on the property is subject to the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan, Monterey County Coastal Implementation Plan, Part 5, and Monterey County Zoning Ordinance (Title 20). The property is zoned Medium Density Residential, 2.7 units per acre, with Design Control overlay zoning district within the Coastal Zone or “MDR/2.7-D(CZ)”. The MDR zoning allows a single-family dwelling and accessory structures as principally allowed uses. The lot was created through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD) with a gross acreage of 8.5 acres with 23 lots encompassing approximately 2.5 acres of the total 8.5 acres and thus establishing a density of 2.7 units per acre. As a PUD, the lot was created to encompass the entire geometry of the structure, including but not limited to roof overhangs, patios and building footprints with the intent that each unit is contained within the boundaries of the lot. As proposed, the footprint of the development project is within the lot boundaries and therefore meets all required development standards.

### Cultural Resources

An archaeological report was prepared to analyze the potential of the project to impact archaeological resources. The assessment included a records search and a field reconnaissance, producing negative results for both and therefore should not have any impacts to cultural resources due to the proposed development.

### Tree Removal

The proposed project includes the removal of 1 Coast live oak tree. An Arborist Report (Exhibit C) has been provided and the tree was assessed as being in fair physiological health, but has shown signs and symptoms of a declining tree. The report recommends to remove the tree due to its declining condition and proximity to the proposed development. A recommendation of 1 to 1 tree replacement has been included in the report and the standard County conditions for notice of report, tree and root protection measures and tree removal will be applied.

There is an outstanding condition on a previous Tree Removal Permit (HCD Planning Project File No. PLN120118). The previous permit allowed for the removal of a 22 inch Monterey pine tree that was in declining condition and posed a hazard to the adjacent house. A 1 to 1 tree replanting was to be implemented through the County’s standard condition. The condition has not been met and will be carried through to this permit as a condition of approval.

### Development on Slopes

The proposed project includes development on slopes in excess of 30%; however, the creation of the lot through the Pebble Beach Townhomes Subdivision (SB00443) as a Planned Unit Development (PUD). The lot was created with the intent to allow all development of structures, including but not limited to overhangs, patios, and building footprints as long as all of the

development is contained within the boundaries of the lot. There is approximately 45 square feet of proposed development on slopes in excess of 30%, all proposed development is contained within the lot boundary of the PUD.

#### CEQA Review

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement of a structure, in this case the demolition and re-construction of a single-family dwelling that will be located within the same building envelope and will have substantially the same capacity and purpose as the structure being replaced. CEQA Guidelines section 15303 categorically exempts new construction of a single-family residence in a residential zone. Therefore, the project qualifies for a Class 2 and a Class 3 categorical 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, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

#### LUAC REVIEW

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) and a duly noticed meeting was scheduled for September 19, 2024. The LUAC reviewed the project and voted 7-0 in support of the project (**Exhibit D**).

#### OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Services District (Fire)

Prepared by: Hya Honorato, Assistant Planner, x5173

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:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Colors and Materials

Exhibit C - Arborist Report

Exhibit D - Del Monte Forest LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Planner; Anna Ginette Quenga, AICP, Principal Planner; David and Beth Covin, Property Owners; Maureen Wruck Planning Consultants LLC, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning

File PLN230151