



County of Monterey Planning Commission

Item No.5

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

Agenda Item No. 5

Legistar File Number: PC 24-083

August 14, 2024

Introduced: 8/1/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN220251 - ARDUA 31 LLC

Continued from the June 26, 2024 Planning Commission meeting, public hearing to consider construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including a motor court, parking area, 3 patios, a courtyard, walkways that surround the property, approximately 540 cubic yards of cut and 400 cubic yards of fill, removal approximately 41 protected Monterey pines, and a request for reasonable accommodation.

Project Location: 1272 Viscaino Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

Proposed CEQA action: Consider the project exempt from CEQA pursuant to section 15303, new structures.

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission continue the hearing on this project to a date uncertain.

PROJECT INFORMATION:

Agent: Angie Phares

Property Owner: Ardua 31 LLC

APN: 008-231-003-000

Parcel Size: 63,149.37 Square Feet (1.45 Acres)

Zoning: Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The proposed project includes construction of a 6,396 square foot single family dwelling inclusive of a 984 square foot attached garage and associated site improvements including walkways surrounding the property, a motor court, parking area, three patios, a courtyard, approximately 540 cubic yards of cut and 400 cubic yards of fill, removal approximately 41 protected Monterey pines, and a request for reasonable accommodation.

On June 26, 2024, the Planning Commission considered the project and voted to continue the hearing to a date certain of August 14, 2024, in order to allow time for the applicant to prepare a grading plan for consideration.

The applicant submitted a grading plan on July 18, 2024. Staff has reviewed the revised plans and found an increase the scope of the project to include new exterior pathways and extended patios, removal of additional trees in addition to the those previously requested, and a new request for reasonable accommodation for two disabled residents who will be living on the property with the owners.

This new information was not a part of the applicant's original submittal and was not anticipated when staff offered a date certain to continue the hearing to on June 26, 2024, Staff needs additional time to consider and review these changes to the project and to update the staff report. A date uncertain is recommended as the applicant has informed staff, they are still gathering information to submit including an update to the arborist report for the additional tree removal request.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

- The Environmental Health Bureau (EHB)
- HCD-Engineering Services
- Pebble Beach Community Services District (CSD)
- HCD-Environmental Services

Prepared by: Zoe Zepp, Assistant Planner

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

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

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Engineering Services, HCD-Planning; HCD-Environmental Services; Environmental Health Bureau; Zoe Zepp, Assistant Planner; Anna Quenga, AICP, Principal Planner; Ardua 31 LLC, Property Owner; Angie Phares, Applicant's Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN220251.