



County of Monterey Planning Commission

Item No.2

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

Agenda Item No. 2

Legistar File Number: PC 24-111

October 30, 2024

Introduced: 10/15/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN190091 - ROBERT LOUIS STEVENSON SCHOOL

Public hearing to consider the Robert Louis Stevenson School Campus Build-Out Plan, including the construction, replacement and expansion of institutional buildings and construction of student and faculty housing within 100 feet of environmentally sensitive habitat areas. Buildout includes the removal of 132 protected trees.

Project Location: 3152 Forest Lake Road [Unit B, Unit C, Unit D, Unit E]; 1235, 1239, 1241 and 1243 Faculty Drive; 3151 Forest Lake Road; 1271 and 1275 Viscaino Road; 1223 Bristol Lane; 1225 and 1227 Silver Court; and 1201 and 1203 Benbow Place, Pebble Beach

Proposed CEQA Action: Consider adoption of a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Adopt a Mitigated Negative Declaration (SCH#: 2023030625);
- b. Approve a General Development Plan to serve as the Robert Louis Stevenson School Campus Plan;
- c. Approve a Combined Development Permit consisting of the following:
 - 1) Coastal Administrative Permit to construct (Building L) and replace/expand (Building E, Building F, Building G, and Building J) institutional buildings;
 - 2) Coastal Administrative Permit to construct student and faculty housing (Buildings A and B2);
 - 3) Coastal Development Permit to allow removal of 132 trees; and
 - 4) Coastal Development Permit to allow development within 100 feet of ESHA; and
- d. Adopt a Mitigation Monitoring and Reporting Plan (program).

The attached draft resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends approval subject to 47 conditions of approval.

PROJECT INFORMATION:

Agent: Derric Oliver, Fenton and Keller

Owner: Robert Louis Stevenson School

APNs: 008-022-003-000, 008-022-020-000, 008-022-021-000, 008-022-023-000, 008-022-033-000, 008-022-036-000, 008-022-037-000, 008-022-038-000, 008-031-002-000, 008-031-013-000, 008-532-008-000, 008-532-009-000, 008-532-010-000, 008-571-012-000 and 008-571-013-000

Zoning: Institutional Commercial, Open Space Recreation, Resource Conservation, and Medium Density Residential, all with a Design Control overlay district, Coastal Zone or "IC-D(CZ)",

“OR-D(CZ)”, “RC-D(CZ)”, and “MDR/2-D(CZ)” and “MDR/4-D(CZ)”

Parcel Size: 46 acres (approximately)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: No

Project Planner: Mike Novo, AICP, Management Specialist
novom@countyofmonterey.gov or (831) 755-5176

SUMMARY:

Robert Louis Stevenson School is an existing private school in Pebble Beach. The Proposed Project consists of an update to the Campus Plan through approval of a General Development Plan, which would allow updating of, additions to, or reconstruction of many of the campus’ academic buildings and the construction of several housing structures for students and faculty. Campus square footage would increase from 248,397 to 389,377 upon Campus Plan buildout, a 56% increase (**Exhibit C**, General Development Plan, and **Exhibit F**, summary diagram). The Proposed Project also includes coastal development permit authorization for construction of many of the buildings, as spelled out in the conditions of approval. As each building or addition is proposed, they would be subject to either a Design Approval process or a coastal development permit process (Coastal Administrative Permit or Coastal Development Permit). Action on the Proposed Project would also provide authority to remove up to 132 protected trees.

The campus is surrounded by residential uses, two golf courses, open space, and includes an on-campus open space area (tributary to Seal Rock Creek). Residential uses are found surrounding the campus. Screening vegetation between the campus and those residential areas is not proposed to be modified except for trees identified for removal due to condition (hazardous) or for future construction. No change in traffic intensity or patterns would result from campus buildout. In fact, with more student and faculty housing being proposed for the campus, traffic will be significantly reduced for daily operations. No visual resources are affected by the project.

DISCUSSION:

A detailed discussion is provided in **Exhibit B**.

CEQA:

An Initial Study and Mitigated Negative Declaration (IS/MND) were prepared for the project in accordance with Public Resources Code Section 21083 and CEQA Guidelines Sections 15063(a) and 15063(b)(2) (**Exhibit H**). The IS/MND identified potentially significant impacts for Air Quality, Biological Resources, Greenhouse Gas Emissions, Hazards/Hazardous Materials, and Tribal Cultural Resources. However, as demonstrated in the attached discussion (**Exhibit B**) and draft resolution (**Exhibit C**), all potential impacts would be reduced to a less than significant level through implementation of the identified mitigation measures, which are included as recommended Conditions of Approval.

LUAC:

Based on the LUAC procedure guidelines adopted by the County of Monterey Board of Supervisors, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC). At their November 2, 2023, meeting, the LUAC considered the proposed General Development Plan and

Combined Development Permit. No members of the public provided comment. The committee indicated concerns relative to trees, overall footprint, student pedestrian circulation and incorporation of non-flammable materials. project and design changes presented by the project architect. The applicant, including the project arborist, addressed the need for removal of trees due to hazardous conditions and/or construction impacts as well as the requirement to replace these trees. Review of the project plans and biological report relieved concerns regarding footprint and circulation. In accordance with the fire code, all buildings shall incorporate the proper material(s) to reduce potential fire hazards. The LUAC voted to support the project as presented. See **Exhibit G**.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Engineering Services (on behalf of Public Works)
HCD-Environmental Services
Pebble Beach Community Services District (Fire Protection)
California Coastal Commission

Prepared by: Mike Novo, AICP, Management Specialist, x-5176

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution

- Conditions of Approval
- General Development Plan
- Project Plans

Exhibit D - Legal Lot Boundaries-Main Campus

Exhibit E - Zoning Map

Exhibit F - Campus Plan Summary (excerpt from Full Plan Set)

Exhibit G - Land Use Advisory Committee Minutes

Exhibit H - Mitigated Negative Declaration

- Agency Comments

Exhibit I - Biological Report

- ESHA Map

Exhibit J - Forest Management Plan

- Addendum dated August 16, 2021

cc: Front Counter Copy; Pebble Beach Community Services (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; California Coastal Commission; Anna Ginette Quenga, AICP, Principal Planner; Melanie Beretti, AICP, Chief of Planning; Thomas Jamison, Representative; Derric Oliver, Fenton & Keller, Representative; Edward DiYanni, RLS, Applicant;

Ohlone Costanoan Esselen Nation (OCEN); The Esselen Tribe of Monterey County; The Open Monterey Project (Molly Erickson); LandWatch; Laborers International Union of North America (Lozeau Drury LLP); Keep Big Sur Wild, Christina McGinnis; TAMC; MBARD; MPWMD; Project File PLN190091.