County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-097

August 27, 2026

Introduced: 8/19/2026
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN240366 - STEELE RICHARD H & REGINA TRS

Public hearing to consider landscape improvements, including a synthetic putting green with a rain harvest system, replacement of existing driveway with permeable pavers, and development within 750 feet of a known archaeological resource. The project includes 2,238 cubic yards of cut and 2,238 cubic yards of fill to be balanced on site.

Project Location: 1463 Cypress Drive, Pebble Beach

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301.

RECOMMENDATIONS

It is recommended that the Zoning Administrator refer this item to the Planning Commission to ensure consistency with the applicable General Plan, Land Use Plan, and Coastal Implementation Plan policies.

PROJECT INFORMATION

Agent: Joel Panzer with Maureen Wruck Planning Consultant LLC
Property Owner: Richard and Regina Steele
APN: 008-453-018-000
Parcel Size: 2.69 acres or 117,176 square feet
Zoning: Low Density Residential with 1.5 acres per unit density, Design Control overlay within the Coastal Zone, or "LDR/1.5-D(CZ)"
Plan Area: Del Monte Forest LUP
Flagged and Staked: No

SUMMARY

The subject property is located at 1463 Cypress Drive, Pebble Beach within the unincorporated area of Monterey County. The lot is developed with a 5,727-square-foot single-family dwelling and detached garage, constructed in 1967. Additional site improvements include hardscaping and landscaping.

The proposed project includes removal of 26,000 square feet of existing irrigated lawn and non-native horticultural plantings, replacement of existing driveway with permeable pavers, installation of a rain harvest system with underground storage tanks, and replacement and reconstruction of 6-foot tall treated perimeter redwood fencing. The project grading quantities include 2,238 cubic yards of cut and 2,238 cubic yards of fill to be balanced on site. The proposed development takes place within 750 feet of a known archaeological resource and on slopes in excess of 30 percent, which requires

separate Coastal Development Permits be applied. The property is currently served by the Pebble Beach Community Services District for its sewer services and potable water is served by the California American Water (CalAM). .

On August 27, 2026 the project was scheduled to be heard by the County of Monterey Zoning Administrator, however due to needing additional time to assure the project is consistent, staff is recommending that Zoning Administrator refer this item to the Planning Commission to ensure consistency with the applicable General Plan, Land Use Plan, and Coastal Implementation Plan policies.

LAND USE ADVISORY COMMITTEE:

This project was not referred to the Del Monte Forest LUAC, because the portion of work that warrants a Design Approval is non-structural work and only involves landscaping updates. The project also includes 4, 314 square feet development on slopes exceeding 30 percent to allow construction of a replacement driveway and putting green areas within the front yard. The development on slopes requires a Coastal Development Permit be applied and raises the need for a Public Hearing before the Zoning Administrator. Therefore, staff did not refer the project to the Del Monte Forest LUAC prior to scheduling this item before the Zoning Administrator.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Services District

Prepared by: McKenna Bowling, Assistant Planner, x 5298
Reviewed and by: Jacquelyn M. Nickerson, 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
Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Richard and Regina Steele, Property Owners; Joel Panzer, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240366.