



Monterey County Zoning Administrator

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item #2

Legistar File Number: 16-1364

December 08, 2016

Introduced: 12/1/2016

Version: 1

Current Status: Agenda Ready

Matter Type: General Agenda Item

PLN150477 - Huang/Hu

Public hearing to consider a Combined Development Permit to allow the construction of a new single family dwelling, construction of a guest house and removal of 28 Monterey Pine Trees.

Proposed CEQA Action: Negative Declaration.

1264 Lisbon Lane, Pebble Beach, Del Monte Forest Land Use Plan

It is recommended that the Zoning Administrator:

- a. Adopt a Negative Declaration; and
- b. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 478 square foot garage, a 360 square foot attached garage, 466 square feet of first floor porches, and 340 square feet of second story balconies; and 2) Coastal Administrative Permit for the construction of an attached 956 square foot guest house; 3) Coastal Development Permit for the removal of 28 Monterey Pine trees; and 4) Design Approval.

PROJECT INFORMATION:

Planning File Number: PLN150477

Owner: Huang/Hu

Project Location: 1264 Lisbon Lane, Pebble Beach

APN: 008-234-001-000

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Land Use/Zoning: LDR/1.5-D (CZ) / Low Density Residential - Coastal Zone

SUMMARY:

The subject site is a 1.29-acre parcel located at 1264 Lisbon Lane in the coastal area of Del Monte Forest (Pebble Beach). The applicant requests approval of a Combined Development Permit to allow the construction of a 7,760 square foot two-story single family dwelling with a 528 square foot attached two-car garage, a 273 square foot attached one-car garage, 466 square feet of first floor covered porches, and 340 square feet of second story balconies; the removal of 28 Monterey Pine trees; and a Design Approval. Colors and materials will blend with the neighborhood and general setting of the property. The project complies with all applicable height and coverage restrictions. The primary issues associated with the project are the removal of 28 trees.

Archaeological Impacts

The subject property is situated in a “High” archaeological sensitivity zone, as shown the Monterey County GIS database. As a result, a “Preliminary Archaeological Reconnaissance” (LIB060558) was prepared for the project site to evaluate potential resources on or within the vicinity of the site, which could be impacted by the proposed residential development on the project site. The report stated no evidence indicating the site to be of a sacred or religious significance was found; no evidence of Native American remains were found, and no evidence of anything of archaeological significance were identified. Therefore, based on this information, the project is not anticipated to cause a substantial adverse change in the significance of a historical resource or archaeological resource.

Tree Removal

The subject property is an undeveloped, residential parcel of approximately 1.29-acres with approximately 182 total trees on site (Monterey Pine); 28 are located near the proposed footprint of the residence and/or driveway. The project requires a Coastal Development Permit to allow the removal of 28 Monterey Pine trees. The proposed residence has been designed and site to minimize the amount of tree removal required; site development is not possible without removal of some tree specimens. A condition of approval has been added to the project to ensure that Monterey Pines are replaced at a ratio of 2:1, for a total replacement/replanting of 56 Monterey Pine trees (Condition 14). (See “Environmental Review” for analysis on potential environmental impacts from tree removal.)

Environmental Review

An Initial Study/Negative Declaration (State Clearinghouse No. 2016041068) was prepared and circulated for a period of 30 days, from April 22, 2016, to May 23, 2016 (**Exhibit B**). Issues that were analyzed in the Negative Declaration include biological resources. A Biological Assessment (BA) was prepared by Biotic Resources Group in May 2007 and updated in December 2015, to determine potential impacts to sensitive habitat which could be located on the project site. The BA took inventory of the site relative to special status species (plants and animals) as found in the California Natural Diversity Database (CNDB). The BA identified the following plant species to be potentially present on the site: Hickman’s onion, Hooker’s manzanita, sandmat manzanita, Monterey spineflower, robust spineflower, Jolon clarkia, San Francisco collinsia, Gowen cypress, Hutchinson’s larkspur, Eastwoods goldenbrush, Pinnacles buckwheat, grant fritillary, Kellogg’s horkelia, Jones layia, Carmel Valley bush mallow, Santa Lucia bush mallow, Carmel Valley malacothrix, march microseris, Yadon’s piperia, hooked popcorn flower, Hickman’s cinquefoil, pine rose, Pacific Grove clover, Monterey clover, and Monterey pine. Other than several Monterey pines located on site, none of the previously listed plants are present on the project site. Sensitive habitat and/or nesting birds were not observed on or adjacent to the property.

Monterey Pine

Monterey Pine trees are present through the entirety of the property. The Del Monte Forest Land Use Plan defines Monterey Pine as Environmental Sensitive Habitat Area (ESHA) if the stands are

larger than 20 acres, or if the trees (stand) provide ecosystem functions for rare species (Hooker's Manzanita or Yadon's Piperia). The project site is approximately 1.129 acres and therefore does not include a stand of 20 acres or more. Additionally, as discussed previously, the project site does not provide ecosystem support for a rare species. The project site does not support Yadon's Piperia nor Hooker's Manzanita. Based on these factors, the Monterey Pine present on the project site cannot be determined to meet the definition of ESHA. Monterey Pines are listed by the CNPS as a species of concern. The Del Monte Forest Land Use Plan Forestry and Soils Resources Policy Guidance Statement indicates that preservation of Monterey Pine forest and general forest resources are of a paramount concern due to their association with the environment for wildlife habitat and aesthetic values. Much of the new development in the Del Monte Forest requires removal of pine trees as new structures are placed within the forest setting. On a large scale, permanent conservation areas within the forest have been implemented to protect significant stands of Monterey pines and forest resources. The other protections afforded include individual project design review for maximum protection of pines at privately-owned sites.

A total of 182 Monterey Pines are located throughout the project site. A total of 28 Monterey pines will be removed to allow the proposed development of the project. The trees located on site do not meet the definition of ESHA, as defined in the Del Monte Forest Land Use Plan and Coastal Implementation Plan Section 20.147.040, as they do not provide ecosystem support for a rare species or community; therefore the removal will not result in a potential significant environmental impact. However, the DFLUP and CIP Section 20.147.050.6 (Forest Resources) require native trees that are not considered to be ESHA and/or are not part of a forest area that are proposed for removal be replanted either on- or off-site, whichever is better for the overall forest. A condition of approval has been added to the project to ensure that Monterey Pine is replaced at a 2:1 ratio, which ensures that potential impacts will be less than significant.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Pebble Beach Community Services District
- Del Monte Forest Land Use Advisory Committee

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on November 5, 2015 and November 19, 2015. The LUAC recommended approval of the project by a vote of 5-0 (1 member absent) (**Attachment C**). The LUAC only expressed concerns regarding future fencing along Lisbon Lane and Forest Lake Roads, and asked that at the time fencing is proposed that it be routed through the proper Design Review channels. No fencing is proposed for

the project at this time.

Prepared by: David J. R. Mack, AICP, Senior Planner, x5096

Approved by: Carl P. Holm, AICP, RMA-Director

This report was reviewed by Jacqueline R. Onciano, RMA Interim Chief of Planning

Attachments:

Attachment A - Draft Resolution, including:

- Conditions of Approval
- Site Map and Drawings

Attachment B - Negative Declaration

Attachment C - Del Monte Forest LUAC Minutes from November 19, 2015.

Attachment D - Vicinity Map

cc: Front Counter Copy; California Coastal Commission; David J. R. Mack, AICP, Senior Planner; Jacqueline R. Onciano, Interim Chief of Planning; Bing Hu, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN150477