



County of Monterey

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

Board Report

File #: PC 17-013, Version: 1

PLN150548 - 3196 LLC

Public hearing to consider action on a Combined Development Permit and Design Approval to demolish a single-family dwelling and attached garage, and construct a new single-family dwelling, detached garage and accessory dwelling unit. Proposed development would occur within 100 feet of environmentally sensitive habitat and within an area of cultural sensitivity.

Project Location: 3196 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA Action: Categorically Exempt per Section 15302 of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Find the project categorically exempt per CEQA Guidelines Section 15302; and
- b. Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit to demolish a 10,891 square foot single-family dwelling with a 718 square foot attached garage,
 2. Coastal Administrative Permit to construct a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage;
 3. Coastal Administrative Permit to construct a 390 square foot accessory dwelling unit above the detached garage;
 4. Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
 5. Coastal Development Permit to allow development within an area of positive archaeological reports;
 6. Amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area; and
 7. Design Approval.

The attached draft resolution with findings and evidence supporting this recommendation is attached for consideration (**Exhibit B**). Staff recommends approval subject to twenty-four (24) conditions.

PROJECT INFORMATION:

Agent: Robert Joyce and Joel Panzer

Owner: 3196 LLC

Project Location: 3196 17-Mile Drive, Pebble Beach

APN: 008-491-010-000

Zoning: LDR/2-D (CZ) [Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone)]

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Parcel Size: 2.72 acres

Flagged and Staked: Yes

SUMMARY:

The project previously came before the Planning Commission as a workshop item on October 12, 2016. Based on feedback provided by the Planning Commission, the Applicant revised the project to follow the alignment of

the existing driveway, and to limit the proposed development footprint to existing disturbed areas.

The Applicant proposes to demolish and replace a single-family dwelling and garage, and construct an accessory dwelling unit above the garage. In addition, the Applicant proposes to adjust an existing Conservation and Scenic Easement to improve structural placement on the parcel relative to Monterey cypress trees within the existing development footprint, and add 3,201 square feet of easement area. The proposed development would occur within 100 feet of environmentally sensitive habitat (Monterey cypress habitat area) and within an area of positive archaeological reports.

All new development would occur within the existing disturbed footprint on the parcel. County staff reviewed the proposed development to verify that the project is compatible with the long-term maintenance of the Monterey cypress habitat area and will avoid potential damage or degradation of Monterey cypress habitat. The proposed project would result in significant improvements over the existing site development pattern by moving structural and hardscape development away from Monterey cypress trees, by reducing the landscaped area on the parcel, and by increasing the amount of area under conservation and scenic easement.

DISCUSSION:

Detailed discussion is provided in **Exhibit A**.

OTHER AGENCY INVOLVEMENT:

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

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Pebble Beach Community Services District

The Del Monte Forest Land Use Advisory Committee (**Exhibit D**), at a duly-noticed public meeting on April 21, 2016, voted unanimously (4 - 0) to support the project as proposed.

Prepared by: Joe Sidor, Associate Planner, x5262
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

- Exhibit A Discussion
- Exhibit B Draft Resolution
 - Conditions of Approval
 - Site Plan, Floor Plans, and Elevations
- Exhibit C Vicinity Map
- Exhibit D Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Coastal Commission; Pebble Beach Community Services District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Brandon Swanson, RMA Services Manager; 3196 LLC, Property Owner; Robert Joyce, Architect and Agent; The Open Monterey Project (Molly Erickson); LandWatch, Project File PLN150548