



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-071

July 09, 2026

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN260017 - SHEN YUAN

Public hearing to consider action on the demolition of a 4,252 square foot single family dwelling and the construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage; the construction of an 851 square foot accessory dwelling unit with an attached 264 square foot garage; associated site improvements including the removal of one (1) protected Coast live oak tree.

Project Location: 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Class 1 and 3 Categorically Exempt pursuant to CEQA Guidelines section 15301 and 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project qualifies for a Class 1 and 3 Categorical Exemption pursuant to CEQA guidelines section 15301 and 15303, and that there are no exceptions pursuant to Section 15300.2; and
- b. Approving a Combined Development Permit consisting of a:
 - 1) Coastal Administrative Permit and Design Approval to allow for the demolition of a 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage and associated site improvements;
 - 2) Coastal Administrative Permit and Design Approval to allow for the construction of an 851 square foot accessory dwelling unit with an attached 264 square foot garage; and
 - 3) Coastal Development Permit to allow the removal of one (1) protected tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Amy Denney

Property Owner: Yuan Shen

APN: 008-371-018-000

Parcel Size: 1.68 acres

Zoning: Low Density Residential with a density of 1.5 acres per unit with a Design Control overlay in the Coastal Zone, or "LDR/1.5-D(CZ)"

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

Flagged and Staked: Yes (Prior identical plans approved as PLN190005, see below)

Planner: Taylor Price, Senior Planner

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SUMMARY/DISCUSSION:

Process

On January 20, 2020, a Combined Development Permit (PLN190005) was approved for a: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage; 2) Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached accessory dwelling unit; 3) Coastal Development Permit to remove one (1) Oak tree. On November 3, 2021, an amendment (PLN210125) to PLN190005 was approved and has now expired. Now the applicant submitted a new application (PLN260017) with the same design as approved under PLN190005. PLN190005 was staked and flagged, and the current project design is identical to PLN190005, except for a minor shift in the driveway. The current project was not staked and flagged as the prior project, which was approved by the Zoning Administrator through Resolution No. 20-004, was identified as not impacting Visual Resources. The original project included the removal of two trees: one non-native Mayten and one protected Coast live oak, as referenced in the Arborist Report (LIB190067; **Exhibit D**).

The subject property is located at 1651 Crespi Lane, within the Del Monte Forest Land Use Plan and consists of the demolition of a 4,525 square foot single family dwelling unit and the construction of a 6,651 square foot single family dwelling with an attached 789 square foot garage; construction of an 815 square foot accessory dwelling unit with an attached 264 square foot garage; and the removal of one protected Coast live oak. Associated site improvements include a new gate, permeable driveway, fence, patio, pathways and landscaping. The property currently, and will continue to, receive water and sewer services from the Pebble Beach Community Services District.

The project will result in the removal of one protected Coast live oak, which is in the vicinity of the proposed grading, new ADU, and driveway. The removal of the one protected Coast live oak is the minimum required and will not negatively impact the surrounding forest community or environment.

The proposed project is in the Pescadero Watershed and will have 8,992 square feet of impervious coverage, thereby complying with the 9,000 square feet impervious coverage limit.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP), Monterey County Chapter 16.80, and Coastal Zone Zoning Ordinance (Title 20).

Land Use & Development Standards

The property is zoned Low Density Residential, 1.5 acres per unit, with a Design Control overlay district in the Coastal Zone (CZ). Title 20 section 20.14.040.A allows the “*first single family*

dwelling per legal lot” subject to the granting of a Coastal Administrative Permit. The proposed project includes the demolition of an existing 4,525 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with a 789 square foot attached garage, which would comply with the applicable site development standards outlined in Title 20 section 20.14.060. Required site development standards for main structures are 30 foot minimum front setback, 20 foot minimum side setback, 20 foot minimum rear setback, and a 30 foot height maximum. The project proposes a front setback of 31 feet and 3 inches, side setbacks of greater than 20 feet, rear setbacks of greater than 20 feet, and a maximum height of 29 feet and ¾ inches. The maximum site coverage is 15%, and the project proposes 11.2%. The maximum floor area ratio in the Del Monte Forest Area is 17.5%, and the project proposes 11.3%. Therefore, the proposed project complies with all applicable site development standards for the LDR zoning district.

Additionally, Title 20 section 20.14.040.W allows for the construction of an accessory dwelling unit (ADU) subject to the granting of a Coastal Administrative Permit in each case. The proposed project includes the construction of an 851 square foot ADU with an attached 264 square foot garage. The project would conform to all the applicable development standards outlined in Title 20, sections 21.14.060 and 20.64.030. The proposed detached ADU has a maximum height of 13 feet 5 15/16 inches and a front setback of 50 feet, which conforms to the height maximum and minimum required front (50 feet) pursuant to Title 20 section 20.14.060.C.2. The proposed ADU satisfies the side and rear (4 feet) setbacks pursuant to Title 20 section 20.64.030.E.3.

Health and Safety

The property receives water via public utilities:

- The applicant provided correspondence from the Pebble Beach Community Services District detailing their ability and willingness to provide the proposed project with potable water through the Monterey Peninsula Water Management District and sewage services.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with fire safety regulations and found the project consistent.

Visual Resources and Design Review

The site is subject to the policies of the Design Control “D” zoning district outlined in Title 20 Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood. The development’s design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials include tan stucco walls, limestone accents, off-white metal clad wooden doors, copper gutters, reddish clay tile roof. The home will blend in with the surrounding neighborhood, which is composed of stately Neo Traditional homes in Italian Renaissance Revival and French styles.
- The property is within the viewshed of Point Lobos and 17-Mile Drive as identified by DMF LUP Figure 3. However, the proposed development would not be visible due to existing mature vegetation and the natural slope of the surrounding parcels, which screen the property from Point Lobos and 17-Mile Drive. No significant public views will be blocked or impacted by this project.
- Condition No. 7 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the General Plan DMF

LUP and DMF CIP.

Tree Removal

The application includes the removal of up to two (2) trees: one protected Coast Live Oak and one non-native Mayten tree. The 2019 arborist report (LIB190067; **Exhibit D**) for the original project, with the same design and plans, noted that one Coast live oak would need to be removed due to its existing poor condition and potential impacts from the proposed driveway. In the attached plans, the driveway configuration has been sited slightly farther from the 11" Coast live oak. With construction activities close to its root zone and existing health condition, staff is recommending the project include the removal of one Coast live oak in the project to ensure that unpermitted tree removal or further amendments do not need to occur.

DMF LUP Policy 32 and 33 state that tree removal should be minimized through siting and design of the proposed development and that proposed tree removal should protect the scenic resources and not impact public viewing areas. DMF CIP Section 20.147.050.A requires that a Coastal Development Permit is required for the removal of sensitive trees. The project includes the removal of one Coast live oak tree that is located near the new ADU and driveway. The project also includes the removal of one non-native Mayten, located in the footprint of the new single family dwelling. Pursuant to DMF CIP Section 20.147.050.B, a Tree Assessment/Forest Management Plan (LIB190067; **Exhibit D**) was provided by Frank Ono. The Coast live oak tree proposed for removal is 11' in diameter and is in poor condition. The proposed development has been sited in the best location to avoid additional tree removal and compliance with fire regulations. No other trees would be removed from the development of this project, and the project has been analyzed to determine the best siting and location that would meet the minimum tree removal in this case. The Coast live oak that will be removed will be replaced at a 1:1 ratio and replanted on site in close proximity to the ADU, which is in a similar location to the existing tree slated for removal.

Access

The subject property is accessed by Crespi Lane, a private, maintained road within the Del Monte Forest Area. Discretionary applications that may result in the intensification of use of a privately-owned road are subject to regulations outlined in Chapter 16.80. Sections 16.80.040.D.1 and 16.80.40.D.8 exempt the first single family dwelling and accessory dwelling units; therefore, the proposed project as described above is thereby exempt from the regulations outlined within this chapter.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) and (e) of the CEQA Guidelines. These exemptions apply to the demolition of a single family dwelling and construction of a single family dwelling and accessory structure in residential zones. The demolition of a 4,252 square foot single family dwelling and construction of a 6,651 square foot two-story single family dwelling with an attached 789 square foot garage; the construction of an 851 square foot accessory dwelling unit with an attached 264 square foot garage; and the removal of one Coast live oak, are consistent with these exemptions. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resources, a hazardous waste site, proximity to a scenic highway, is not likely to effect cultural resources, and will

not have a significant effect on the environment. Therefore, the project is categorically exempt.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

LAND USE ADVISORY COMMITTEE:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on June 4th, 2026. The LUAC voted unanimously to recommend approval of the project.

Prepared by: Taylor Price, Senior Planner (831) 784-2179

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - LUAC minutes

Exhibit D - Arborist Report

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Taylor Price, Project Planner; Jacquelyn M. Nickerson, Principal Planner; Yuan Shen, Property Owner; Jun Sillano, Agent; Amy Denney, Agent; Chris Pappas, Interested Party; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN260017