



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-037

July 31, 2025

Introduced: 7/23/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240034 - 456 PROPERTIES LLC

Public hearing to consider the construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements, removal of three (3) Coast Live Oak trees, and development within 750 feet of a known archaeological resource.

Project Location: 3320 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15303 and no exceptions pursuant to section 15300.2 can be made.

RECOMMENDATION:

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

- a. Find the project is for construction of a new residence, garage, and accessory dwelling unit which qualifies as a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve a Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, attached 843 square foot accessory dwelling unit, and associated site improvements; 2) Coastal Development Permit to allow removal of three Coast Live Oak trees; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Hannah Miller

Property Owner: 456 Properties LLC

APN: 008-423-026-000

Parcel Size: 0.58 acres, or 25, 264 square feet.

Zoning: LDR/1.5-D(CZ) or Low Density Residential, with 1.5 acres per unit density, Design Control, Coastal Zone.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Assistant Planner, (831) 755-5298,
bowlingmr@countyofmonterey.gov

SUMMARY/DISCUSSION:

The subject property is located at 3320 17 Mile Drive, Pebble Beach within the unincorporated area of Monterey County. The lot is currently undeveloped, and this proposal would establish the first single family dwelling on a legal lot of record. The proposed project includes construction of a 2,202 square foot single family dwelling with an attached 683 square foot garage, an attached 843 square foot accessory dwelling unit, and associated site improvements. The project includes 1,036 cubic yards of cut and 723 cubic yards of fill. The project also includes removal of three Coast Live Oaks, and development within 750 feet of a known archaeological resource. Water service will be provided California American Water Company. As proposed, sewer service will be provided by the Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal, which then transfers wastewater to the Carmel Area Wastewater District treatment facility.

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

Land Use and Development Standards

The parcel is zoned Low Density Residential, with a 1.5 acres per unit density, Design Control overlay in the Coastal Zone [LDR/1.5-D(CZ)]. Title 20 section 21.14.040 allows for construction of a single-family dwelling and accessory structures as principally allowed uses subject to a Coastal Administrative Permit in each case.

Policy 27 within the 1982 General Plan establishes regulations for residential development within the Coastal Zone, and requires that residential development be limited in areas that are unsuited for higher density development, due to physical hazards or development constraints. The proposed project includes construction of a new residence within Low Density Residential zoning, therefore it complies with Policy 27 of the General Plan. In the Del Monte Forest Land Use Plan, Policy 84 establishes that properties fronting 17-Mile Drive shall maintain a 100-foot setback from centerline of road to screen new development from public viewshed points. As delineated on the project plans, the residence and accessory structures are setback 155 feet from 17 Mile Drive, and both structures are sited behind an existing residence, further protecting public views and complying with this policy. Additionally, the proposed residence and attached accessory structures comply with the required side and rear setbacks and are sited, 20 feet on either side, 50 feet from the rear, and a height of 30 feet from average natural grade. The property has a maximum allowable building site coverage of 15 percent and allowable Floor Area Ratio (FAR) of 17.5 percent. The proposed development indicates a building site coverage of 15 percent and a floor area ratio at 11.6 percent, both of which comply with the allowable maximum coverages. Therefore, the proposed project complies with the applicable site development standards.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, section 20.44 establishes regulations for Design Control zoning, or “D” districts, to help ensure that development will assure protection of public

viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown roof clay tiles, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on August 26, 2024 and then conducted a site visit on January 3, 2025 to ensure that the project's staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structures are sited behind two existing residences and have mature vegetation that act as screening to prevent any impacts to public views. Therefore the project as designed and sited assures protection of the public viewshed, is consistent with the neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of three Coast Live Oaks. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Two of the Oaks are located within the proposed driveway, and according to the Arborist Report (LIB240222) both are in fair physiological health, however are in poor structural condition due to natural leans and poor canopy balance and symmetry. The third Oak is located in the rear patio of the residence, and is indicated as having good physiological health and is sited for removal due to being within the construction footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.14.060, therefore the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources

The Monterey County Geographic Information System (GIS) identifies the subject property to be within a high archaeological sensitivity area. The applicant submitted a Phase I and Phase II Archaeological Report (LIB240223 and LIB 250001) that identified the subject property to be within 750 feet of a known resource; however, the project archaeologist indicated the resource as being approximately 40-50 feet south of the proposed area of development. Furthermore, according to the report, the resource is not anticipated to be impacted by the proposed project, as it is currently designed and sited. Additionally, Pebble Beach has placed a "Rider" on the property, which requires a minimum 50-foot rear setback from Pebble Beach Golf Links. Therefore, the resource won't be impacted as development is not permitted in that area of the parcel. As required by Policy 58 of the Del Monte Forest LUP, the project has been conditioned to require implementation of construction practices that further protect the resource on the subject parcel. Therefore, as recommended by the project archaeologist, Condition No. 3 has been applied and requires the contractor to stop work if previously unidentified resources are discovered during construction. Additionally, Condition No. 11 requires that a pre-construction cultural resource sensitivity training take place with all construction personnel and installation of exclusionary fencing prior to any ground disturbing activities. As designed and conditioned, the project ensures protection of the site's cultural resources as required by the DMF LUP.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a new 2,202 square foot single family dwelling and attached 683 square foot garage, and 843 square foot accessory dwelling unit. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July 24, 2025. The LUAC meeting minutes were unavailable at the time this staff report was distributed and will be provided at the Zoning Administrator hearing.

Prepared by: McKenna Bowling, Assistant Planner (831) 755-5298

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

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

- Draft Conditions of Approval
- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Jacquelyn M. Nickerson, Principal Planner; 456 Properties LLC, Property Owner; Hannah Miller, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240034.