



County of Monterey Planning Commission

Agenda Item No.2

Legistar File Number: PC 26-009

Item No.2

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

January 28, 2026

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Matter Type: Planning Item

PLN240369 - ASHKAR KAMRAN F & ZOHORI FLOURA TALEB

Public hearing to consider the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements, including the removal of 12 protected trees.

Project Location: 2972 Colton Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of a 3,750 square foot single-family dwelling with a 777 square foot attached garage and associated site improvements; and
 - b. A Use Permit to allow the removal of 12 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Applicant/Property Owner: Kamran Ashkar

APN: 007-512-028-000

Parcel Size: 14,338 square feet

Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The property is located at 2972 Colton Road, Pebble Beach (Assessor's Parcel Number 007-512-028-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". The proposed project involves the construction of a 3,750 square foot

single-family dwelling with a 777 square foot attached garage and associated site improvements. The project also involves the removal of 12 protected trees, which is an allowed use subject to the granting of a Use Permit. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff's review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have exterior colors and materials consisting of light-yellow painted stucco, natural stone, a Terra-cotta tile roof, and light brown exposed wood posts and beams. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The project includes an application for the removal of 12 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250284; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Twelve trees would be removed with implementation of this project, including 7 Coast live oaks and 5 Monterey pines. The Arborist report inventoried all trees to be removed and identified them all as being in a fair condition. Although two landmark Monterey pines would be removed, no landmark Oaks are proposed for removal pursuant to Title 21 section 21.64.260.C.

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. All trees to be removed are directly within the development footprint of the main residence and/or the driveway. Removal of these trees is consistent with the recommendations of the prepared forest management plan. Further, the single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. No trees outside of the development footprint are proposed for removal, and therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 7 requires all removed trees to be replanted on-site at a 1:1 ratio.

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
Pebble Beach Community Services District (fire)

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Del Monte Forest LUAC on January 15, 2026. The LUAC recommended approval of the project by a vote of 7-0 (**Exhibit C**).

Prepared by: Joseph Alameda, Associate Planner, (831)-783-7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the 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; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Kamran Ashkar, Property Owner; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240369.