



# County of Monterey

Item No.1

## Zoning Administrator

Legistar File Number: ZA 25-040

August 28, 2025

Introduced: 8/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

### **PLN250071 - CASTLEMAN MICHAEL S JR & CAROL K ET AL**

Public hearing to consider demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

**Project Location:** 1012 San Carlos Road, Pebble Beach

**Proposed CEQA Action:** Find the project categorically exempt pursuant to Section 15302 of the California Environmental Quality Act Guidelines.

### RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution:

- 1) Find that the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow demolition of a 1,870 square foot single-family dwelling and construction of a 4,705 square foot two-story single-family dwelling with attached garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

### PROJECT INFORMATION

**Property Owner:** Michael Castleman

**Agent:** John Moore

**APNs:** 007-282-004-000

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

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

### SUMMARY

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Planning Commission.

The project was referred to the Del Monte Forest Land Use Advisory Committee for review on August 21, 2025. The LUAC meeting minutes were not available at the time of this staff report; however, the LUAC approved unanimously.

#### OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Services District (Fire)

Prepared and Reviewed by: Fionna Jensen, Principal Planner

Approved by: Jacquelyn Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution, including;

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

Exhibit B - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); Environmental Health Bureau; HCD-Engineering Services; HCD-Environmental Services; Anna Ginette Quenga, AICP, Principal Planner; Craig Spencer, HCD Chief of Planning; Fionna Jensen, Project Planner; Kel Seliger, Owner; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Planning File PLN250071.