



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 26-036

April 09, 2026

Introduced: 4/3/2026

Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

Continued from March 26, 2026 - Public hearing to consider construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements, including the removal of four Oak trees and perimeter fencing.

Project Location: 2897 17 Mile Drive, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding 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. Approving a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
 - b. A Use Permit to allow the removal of four protected trees.

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

PROJECT INFORMATION:

Agent: Chris Spaulding

Property Owner: Fang Fang

APN: 007-201-007-000

Parcel Size: 10,779 Square Feet (.2 Acres)

Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays (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 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The proposed project is to construct a 3,330 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot Accessory Dwelling Unit. Additionally, the project includes the removal of four protected Coast Live Oak trees to accommodate the construction of a driveway. Other site improvements include a five-foot-tall perimeter fence and hardscape. All necessary public facilities will be provided to the proposed single-family dwelling and Accessory Dwelling Unit (ADU). Potable water and wastewater services will be provided by the Pebble Beach Community Services District.

The project was considered by the Zoning Administrator on March 26, 2026. Members of the public raised concerns regarding impacts to a potential wildlife corridor, impacts on private views, and inconsistency with the neighborhood character, scale, and design. The Applicant/Owner also presented modified plans during this hearing to address LUAC comments. After deliberation, the Zoning Administrator continued the item and requested that staff provide additional analysis regarding the proposed project's consistency and compatibility with the neighborhood. A revised Draft Resolution is attached, incorporating the project plans presented on March 26, 2026 and staff's April 1, 2026, site and neighborhood visit.

Visual Resources and Design Review

Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. The proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 21.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

Massing & Height

There are 30 residential lots within the immediate neighborhood, as bounded by 17 Mile Dr., Elk Run Rd., Oak Knoll Rd., and Sloat Rd. Four of these lots are vacant. Of the 26 developed lots, 17 residences are two stories. The remaining nine lots are developed with one-story residences. Recently constructed or remodeled residences in this neighborhood are primarily two-story. For example, HCD-Planning File No. PLN160270 (Zoning Administrator Resolution No. 17-013) approved construction of a 2,781-square-foot two-story single-family dwelling with an attached 500-square-foot two-car garage (27 feet tall, 35% FAR and 34.5% Site Coverage). However, the adjacent property is currently under development for a single-story residence. Under HCD-Planning File No. PLN210135 (Zoning Administrator Resolution No. 21-037), the adjacent property was approved for construction of a 3,011 square foot two-story single-family dwelling with an attached 450 square foot garage (26.5 feet tall, 35% FAR and 34% Site Coverage). Following approval of this adjacent residence, the property ownership changed, and the new owner reduced the project to a one-story residence, which is currently under construction. The proposed two-story single-family dwelling would have a height of 25 feet 9 inches, over a foot less than is allowed. Additionally, the proposed project would have a building site coverage of 2,795.5 square feet or 25.9% (9 percent less than what is allowed). The proposed two-story residence (with attached ADU) would have setbacks of 15 feet (front), 21 feet (north side; 1st and 2nd story), 20.5 feet (south side; 2nd story), 10 feet

(south side; 1st story), and 15 feet (rear), which comply with applicable regulations. Compliance with the special setbacks for this area of Del Monte Forest ensures that the perceived mass of the residence is minimized. The proposed height and mass are comparable to those of other residences in the area.

Floor Area Ratio

The neighborhood consists of custom homes ranging between approximately 1,800 square feet and 3,800 square feet (exclusive of garage square footage). While the proposed 3,330 square foot single-family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit would be one of the larger residences on the block, it would not be the largest. Five residences north of the subject property is a 3,735 square feet two-story single-family dwelling (HCD-Planning File No. DA000394). At the corner of Elk Run Rd. and 17 Mile Dr. is a 27-foot-tall, 3,651-square-foot single-family dwelling with a 718-square-foot attached garage (Zoning Administrator Resolution No. 22-035; HCD-Planning File No. PLN220059). Proposed with a FAR of 34.9%, the proposed residence complies with applicable FAR requirements.

Architectural Style

The neighborhood features an eclectic mix of residential architectural styles, including modern and contemporary homes with flat roofs, clean lines, and large windows, alongside Mediterranean or Spanish Revival houses characterized by stucco walls, red tile roofs, and arched details. There are also traditional or Colonial-style homes with symmetrical, formal designs, as well as ranch and mid-century properties that emphasize low, horizontal layouts and simpler forms. Overall, the area reflects a blend of older homes and newer remodels/rebuilds. The proposed single-family dwelling and attached accessory structures would have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing would consist of redwood posts and welded wire panels. The contemporary transitional architectural style of the proposed residence includes simple lines with large windows and an open layout, combined with a low-pitched hipped roof and horizontal siding. This proposed design combines architectural elements found throughout the neighborhood (low-pitched roof, horizontal siding, and large expanses of windows). The proposed design, colors, and materials are compatible with the neighborhood and would not conflict with the developed or natural environment that surrounds the property.

Based on staff's site visit and the above analysis, the proposed size (FAR, two-story design, and height) of the residence would not be in contrast with the neighborhood and complies with the applicable site development standards for the underlying zoning district. The proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Exhibit E, which was prepared by the applicant, includes information about the size of neighboring residences and the allowed FAR per lot, and photos of neighboring residences.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to construction of small structures, including the first single-family dwelling. This project qualifies for a Class 3 exemption because it

includes the construction of a single-family dwelling on a vacant lot. All the necessary reports have been obtained and it has been determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on March 19, 2026. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 50-foot-wide access land, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern facades be "softened" by stepping back the second story. The rear facade does include a stepped design, with the second story setback 30 feet from the eastern property line. On the northern façade, the first story has a setback of 21 feet, which exceeds the required 10-foot side setback. As presented during the March 26, 2026 hearing, the second-story portion of the residence would be setback an additional two feet (23 feet from the northern property line) to create a tiered effect on the northern side. The LUAC minutes were not available in advance of this hearing.

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

Reviewed by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Plans

Exhibit B - Vicinity Map

Exhibit C - Tree Assessment

Exhibit D - Public Comment

Exhibit E - Applicant Submitted Neighborhood FAR data

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Fionna Jensen, Principal Planner; Fang Fang, Property Owner; Chris Spaulding, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Lisa Lapin, Project File PLN250194