



County of Monterey Planning Commission

Item No.4

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

Agenda Item No.4

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PLN250066-DEP - MITCHELL TIMOTHY S & MEGHAN BARRETT TRS

Public hearing to consider a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).

Project Location: 1451 Ondulado Road, Pebble Beach

Proposed CEQA Action: Find qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply under Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution:

1. Finding the project qualifies for a Class 15 Categorical Exemption pursuant to section 15315 of the CEQA Guidelines and none of the exceptions apply under Section 15300.2; and
2. Approving a Vesting Tentative Map and Coastal Development Permit to allow subdivision of an approximate 5 acres parcel into three parcels of approximately 1.36 acres (Lot 1), 1.38 acres (Lot 2), and 2.26 acres (Remainder Parcel).

Staff has prepared a draft resolution, including findings and evidence, for consideration (**Exhibit A**). Staff recommends approval of the project subject to eight conditions of approval.

PROJECT INFORMATION:

Property Owners: Mitchell Timothy and Meghan Barrett TRS

Agent: Joel Panzer

APNs: 008-441-036-000

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

Existing Parcel Size: 5.02 acres

Plan Area: Big Sur Coast Land Use Plan, Coastal Zone

Flagged and Staked: N/A

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The property is located at 1451 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-441-036-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential with a density of 1.5 acres per unit and a Design Control overlay in the Coastal Zone or "LDR/1.5-D". LDR zoning allows for the subdivision of land subject to the granting of a Coastal

Development Permit. The project involves the subdivision of an approximately 5.02 acre parcel into three parcels of approximately containing 1.36 acres (Lots 1), 1.38 acres (Lot 2), and 2.26 acres (remainder parcel). The proposed remainder parcel is currently, and will remain, developed with a single-family dwelling and detached garage. The two newly created lots will contain no development, and no development is proposed at this time. The existing lot (5.02 acres) has two driveways from Ondulado Road. One driveway (western) provides access to an auto court, while the second driveway (eastern) provides access to the detailed garage. A private driveway and utility easement will be conveyed over that portion of proposed Lot 1 where the eastern driveway exists to ensure that the Remainder Parcel has access to Ondulado Road. The western driveway will be demolished and reseeded with native plants. As proposed, the project also includes connecting the eastern driveway to the auto court, as the autocourt would no longer have access to Ondulado Road with creation of Lot 1.

Necessary public facilities will be provided. Potable water will be provided to the subject properties by California American Water. Pursuant to County of Monterey Board of Supervisors Ordinance No. 109, the subject property is within the Del Monte Forest Benefited Properties area, which currently retains 92.590 remaining water entitlements to be allocated. This would allow for allocation to the newly created Parcels (subject to future purchase or allocation from property owners). Further, CalAM issued a Can-and-Will Serve letter for the project. Sewage w be provided by the Pebble Beach Community Services District (PBCSD or District), and two 10-foot-wide sewer easements will be and conveyed over portions of the Remainder Parcel and Lot 2 to ensure that all lots have or continue to have access to the sewer lateral on Padre Lane. PBCSD provided a Can-and-Will Serve letter for the project, confirming “it has reserved wastewater capacity and will serve the proposed two new lots referred to as "Lot 1" and "Lot 2” on the attached plans, subject to the District reviewing the proposed sewer easements before recordation of the Parcel Map, and receiving copies of recorded grants of easements.

Site Development Standards - Density

Pursuant to Title 20 section 20.14.060.B, the maximum development density shall not exceed the units/acre as shown for the specific “LDR” district as shown on the zoning map. The subject parcel is zoned LDR/1.5-D, which requires that a residential unit occupies a property that contains at least 1.5 acres of land. In its current configuration (5.02 acres), the subject property could be developed with up to three single-family dwellings and is currently developed with one single-family dwelling and an accessory detached garage. As a result of the subdivision, all parcels will continue to exceed the required 1-acre minimum building site, containing 1.36 acres (Lots 1), 1.38 acres (Lot 2), and 2.26 acres (remainder). Each lot may be developed with a total of one dwelling unit. Therefore, the maximum development potential and overall density would not change with implementation of this project.

Geological Hazards

According to County of Monterey GIS, an inferred fault (Cypress Point) may traverse through the subject property, trending northwest-southwest. Therefore, a Geological Report (County of Monterey Library No. LIB250142) was prepared for the subject property. The report included a review of published maps, which indicated that an inferred undifferentiated Quaternary inland portion of the Cypress Point Fault bisects the proposed parcels. A second report was prepared (County of

Monterey Library No. LIB250238), which used a refraction seismic data acquisition system to characterize the subsurface by attaining direct seismic velocity measurements of soil and rock. The prepared Seismic Refraction Investigation revealed a high degree of variation in the calculated seismic velocities of the subsurface materials. In general, vertical faulting generally appears as a steep drop or rise in the velocity contours, typically occurring deeper than the surficial soil (seismic velocities of approximately 1,000 to 3,000 ft/s). Here, three seismic refraction investigations were conducted for each lot. The data showed that the Cypress Point Fault does not cross the subject site, as there are no lateral variations in the measured seismic velocity contours that would indicate the type of faulting expected to be produced along the Cypress Point Fault. Therefore, there is no evidence indicating that foreseeable development of Lots 1 or 2 would be subject to geologic hazards as required by DMF LUP policy 39. Consistent with DMF LUP policy 38 and as designed, the hazards are reduced to an acceptable level as to minimize risk from geologic, flood, or fire hazards; to assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas.

Forest Resources

The site plans indicate the location of a future 12-foot-wide driveway realignment servicing the existing single-family dwelling located on the proposed remainder parcel. An Arborist report was prepared which found that the proposed future driveway realignment would likely not impact any nearby trees with implementation of the County's standard tree and root protection conditions. Lots 1 and 2 will be contain minimal numbers of protected trees, however both lots will contain areas of natural clearings where reasonable development consistent with the neighborhood would require only minimal tree removal as required by DMF LUP policy 33. Any future development on either lot requiring the removal of protected trees would be subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.147.050.A.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

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

LAND USE ADVISORY COMMITTEE

Based on the LUAC Procedure guidelines adopted by the County of Monterey Board of Supervisors, this project was referred to the Del Monte Forest LUAC for review on June 5, 2025. The project was continued to a date uncertain due to the applicant being unable to attend the hearing. Subsequently, the project was scheduled before the LUAC four more times on June 26th, July 10th, July 24th, and August 7th, all of which were cancelled due to a lack of quorum or inadequate noticing of the project at the LUAC meeting location. Therefore, the LUAC did not make a recommendation on this project. To ensure timely processing, staff scheduled the project for the Planning Commission hearing.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15315 categorically exempts the

division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20%. The proposed project involves the subdivision of an approximately 5.02 acre parcel into two (2) parcels of approximately 1.36 acres and 1.38 acres and a 2.26 acre remainder parcel. The subdivision requires no variances or exceptions. The subject property will have all services provided, was not involved in a land division in the last 2 years, and does not have an average slope greater than 20%. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

Prepared by: Joseph Alameda, Associate Planner x7079

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

- Draft Conditions of Approval
- Draft Vesting Tentative Map

Exhibit B - Vicinity Map

Exhibit C - Report of Seismic Findings

Exhibit D - Review of Seismic Findings

Exhibit E - Arborist Review

cc: Front Counter Copy; Planning Commission; California Coastal Commission; Pebble Beach Community Services District; Environmental Health Bureau; HCD-Engineering Services Works; HCD-Environmental Services; Fionna Jensen, Principal Planner; Joseph Alameda, Project Planner; Joel Panzeer, Agent; MITCHELL TIMOTHY S & MEGHAN BARRETT TRS , Owner; Interested Party Members; Christina McGinnis, Keep Big Sur Wild; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project (Molly Erickson); LandWatch; Planning File PLN250066-DEP.