



County of Monterey

Item No.2

Zoning Administrator

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February 26, 2026

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PLN250023 - RONDA RD INVESTMENTS LLC

Public hearing to consider action on a 1,374 square foot addition to an existing 9,930 square foot single family dwelling with an attached garage and associated site improvements; and Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet.

Project Location: 3950 Ronda Rd, Pebble Beach, CA 93953

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

- a. Find the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and none of the exceptions from Section 15300.2 apply to the project; and
- b. Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow a 1,374 square foot addition to an existing 9,930 square foot single family dwelling with an attached garage and associated site improvements; and
 2. Coastal Development Permit to allow the Reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet.

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

PROJECT INFORMATION

Agent: Anthony Lombardo & Associates

Property Owner: Ronda RD Investments LLC

APN: 008-222-024-000

Parcel Size: 87,125.12 square feet, 2 acres

Zoning: Low Density Residential, 1.5 acres per unit with a design control, Coastal Zone, or "LDR/1.5-D (CZ)"

Plan Area: Del Monte Forest Land Use Plan, Coastal Zone

Flagged and Staked: Yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov , (831)783-7065

SUMMARY/DISCUSSION

The project site is located at 3950 Ronda Rd, Pebble Beach, CA 93953, within the Del Monte Forest Land Use Plan. The proposed project includes construction of 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements; and reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The associated site improvements include a 220 square foot loggia, as well as the replacement and addition of guest parking to driveway with permeable pavers.

All necessary public facilities are available to the subject property. Sewer service will be provided by Pebble Beach Community Services District (PBCSD). The PBCSD wastewater collection and treatment system has adequate remaining capacity for sewage disposal. The subject parcel is located outside of any identified FEMA Flood Zones, floodways, and recharge areas. No graywater/rainwater catchment systems are proposed as part of the project. Potable water will be provided by the California American Water Company using water credits purchased from Pebble Beach Company (PBC). A water entitlement from the Monterey Peninsula Water Management District was included in the application for the subject property for domestic water use. The proposed development will not be visible from a scenic corridor or major common public viewing area due to location, topography, and intervening development and vegetation.

Based on staff's analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County 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 Inland zoning ordinance (Title 20).

Land Use

The subject parcel is zoned as a Low Density Residential with 1.5 acres per unit and a Design Control Overlay in the Coastal Zone, or "LDR/1.5-D(CZ)". This zoning district allows the first single-family dwelling and accessory structures subject to the granting of discretionary planning permits pursuant to section 20.14.040. Title 20.70.120.A exempts the additions, maintenance or alternation to existing single-family dwellings except if on properties located between the sea and the first public road paralleling the sea that would result in an increase of 10% or more of the internal floor area of an existing structure. The project would result in a 1,374 square foot addition to an existing 9,390 square foot single family dwelling, more than 10% of the existing internal floor area. Therefore, the proposed development is subject to the granting of a Coastal Administrative Permit in this case.

The proposed project is consistent with all but one of the applicable development standards for LDR zoning. The height of the existing single-family dwelling is considered legal nonconforming with a height of 33 feet nine inches at natural grade. The applicant does not propose to adjust the height of any portion of the existing structure but proposes an addition at a height of 29 feet 5 inches from the average natural grade. Title 20 section 20.68.040.A allows for the enlargement, extension or reconstruction of a nonconforming structure, nonconforming to height in this case, only if such work conforms to all the regulations of the zoning district. The maximum allowed height for LDR is 30 feet and the proposed height is to be at 29.5 feet. Therefore, the proposed addition would comply with the

maximum height limitation for this zoning district.

The single-family dwelling will continue to meet the setbacks of over 70 feet (front), over 80 feet (side), and over 20 feet (rear), with the only setbacks that change with the proposed development are the side left and rear. The property is allowed a maximum of 15% site coverage and as proposed, the site coverage will be 10.44%. The maximum allowed floor area ratio (FAR) is 17.5% and as proposed, the FAR will be 12.71%.

The proposed site was evaluated in a Geotechnical Report (County of Monterey Library No. LIB250327), prepared by Grice Engineering, citing that no features or conditions were observed to suggest landsliding or erodible slopes have or will occur above or below the project site. The Geotechnical Report states that there are no significant geotechnical hazards at the site that would prohibit the proposed use.

For the above reasons, staff believes the proposed project better achieves and is consistent with the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan, minimizes erosion and drainage concerns, and minimizes any risk to public health and safety.

Pescadero Watershed & Driveway (Legal non-conforming)

DMF LUP Figure 2b identifies the subject property to within the Pescadero, Carmel Bay Area of Special Biological Significance watershed. DMF LUP Policy 77, implemented by CIP Section 20.147.030.A.1, states that any new residential development within this area shall be limited to an impervious surface coverage of 9,000 square feet, including both structural and other impervious surface coverage. The subject property is currently legal non-conforming with this regulation, having an existing impervious coverage of 16,115 square feet. The applicant proposes replacing the driveway and adding additional guest parking, resulting in a decrease of impervious surfaces by 5,742 square feet. The proposed development includes the removal of 7,116 square feet of impervious driveway and a proposed addition to the main dwelling of 1,374 square feet. The proposed development will total to 10,373 square feet of impervious coverage for the whole scope of work and thus will be reducing the legal non-conforming land use to be closer to conformity with the maximum allowed impervious coverage listed DMF LUP Policy 77 and in CIP section 20.147.030. Title 20 section 20.68.040.B (legal non-conforming) states that land uses may be changed to a use of a similar or more restricted nature, subject to a Coastal Development Permit in each case. The subject property proposes to come into more conformance with the required policy and regulations by proposing an overall net decrease of impervious surfaces from 16,115 square feet to 10,373 square feet.

DMF LUP Policy 1 and DMF CIP Section 20.147.090.A.2 state that any new development shall be sited to minimize runoff, site disturbance, erosion and sedimentation to support this key policy, which includes development of new residential driveways to minimize surface length and width and provide simple and direct access through the use of permeable materials. The attached plans (**Exhibit A**) illustrate two access points of impermeable surface, both of which are proposed to be demolished and replaced with permeable materials. Based on the topography, configuration of the lot and existing vegetation, the proposed driveways and parking area are consistent with the outlined regulations. The proposed development has also been conditioned to ensure that measures are in place for the protected trees surrounding the replacement of the driveway and addition. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes

vegetation removal on the project site, and provides the minimum required parking for the single-family dwelling.

Visual Resources and Design Review

The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos, but not 17 Mile Drive. Staking and flagging was required as outlined DMF CIP section 20.147.070.A.1 which was not visible from Point Lobos. Additionally, existing topography and vegetation screen the subject property from both Highway 1 and Point Lobos. Consistent with the DMF LUP Policy 53 and DMF CIP section 20.147.070.B.3, the project has been designed, sited and conditioned in a manner to ensure minimal visibility from any scenic area. Therefore, as designed, sited, and conditioned, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity as outlined in the DMF LUP, DMF CIP and Title 20. Per staff's site visit, the proposed development will also not be visible from Point Lobos or 17 Mile Drive due to intervening development and existing trees, and that it is consistent due to existing screening and will not be visible therefore consistent with policies. Additionally, the proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The proposed addition will be consistent with the to the Tower French Electric-style existing single-family dwelling, with a warm light-beige stucco-clad exterior with some decorative applied half-timbering, Carmel stone veneer & segmental arched door under a high conical roof and prominent high conical roof. The proposed colors and materials for the proposed addition to the existing single-family dwelling are consistent with the surrounding neighborhood character and will not detract from the immediate surrounding neighborhood character.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts minor alterations of existing public or private structures that will not result in an increase of more than 2,500 square feet. The proposed project involves the construction of a 1,374 square foot addition to an existing 9,390 square foot single family dwelling with an attached garage and associated site improvements, as well as reduction in a legal non-conforming land use, Pescadero Watershed Coverage, from 16,115 square feet to 10,373 square feet. The project does not involve the removal of trees or major vegetation. Therefore, the proposed development is consistent with the parameters of this Class 1 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the development application. There is no cumulative impact without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports, which may cause a substantial adverse change in the significance of a historical resource. The project site is not within an officially designated highway area, as a state scenic highway. Finally, as described above, the project will not result in substantial erosion or contribute to runoff, which would alter or exceed the capacity of a drainage system.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Pebble Beach Community Service District

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:
- Recommended Conditions of Approval
- Site Plans
Exhibit B - Vicinity Map

cc: Front Counter Copy; Del Monte Forest Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Ronda Road Investment LLC, Owner; Anthony Lombardo & Associates, Agent; Del Monte Forest Land Use Advisory Committee; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN250023