



County of Monterey Planning Commission

Agenda Item No.2

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

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July 30, 2025

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PLN240089 - CHING LILLY

Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.

Project Location: 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

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 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 40 protected trees.

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

PROJECT INFORMATION:

Agent: Kuan Chang

Property Owner: Lilly Ching

APN: 007-103-011-000

Parcel Size: 19,218 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 2821 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-011-000), 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 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of porches and patios. The project also involves the removal of 40 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. 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 a modern architectural style with rural finishes consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby 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 lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development consistent with the neighborhood. The project includes an application for the removal of 40 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB240281; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 55 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 40 trees would be removed with implementation of this project, which was reduced from 43 originally proposed for removal, including 34 Coast Live Oaks and 6 Monterey Pines.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. Twenty-four of the 40 trees proposed for removal are within the development footprint. Of the 16 trees outside of the development footprint, three (#712, #733, and #737) are

identified as being in poor declining health and are therefore recommended for removal. Retention of these trees could lead to hazardous conditions post-implementation of the project. Five of the 16 trees to be removed (#702, #709, #710, #731, and #732) are over 24 inches in diameter and are therefore landmark trees. The remaining trees to be removed are either within grading limits or are within close proximity to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

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)
Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Del Monte Forest LUAC on May 15th, 2025. The LUAC recommended approval of the project by a vote of 5-0 (**Exhibit C**) but expressed concerns relative to the size of the driveway. The proposed driveway is simple and direct and provides adequate fire truck turnaround.

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 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; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240089.