



County of Monterey

Item No.2

Zoning Administrator

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March 26, 2026

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Matter Type: Zoning Administrator

PLN250194 - LIU JIARUI & FANG FANG

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 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; 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 10 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,
alamedaj@countyofmonterey.gov, (831)783-7079

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 is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and regulations and development standards contained in the Monterey County Inland Zoning Ordinance (Title 21).

Land Use & Development Standards

The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES". MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The project meets all required development standards for Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a "B" district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) would have setbacks of 30 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). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%.

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.

The 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 proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Tree Removal

Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288; Exhibit C) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four Oak trees would be removed with implementation of this project. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition. The proposed single-family dwelling and accessory structures would be consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.

Public Comment

Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 50 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.

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 façade does include a stepped design, with the second story setback 30 feet from the eastern property line. First and second story on the northern side is reduced from what would be allowed in the zoning district, as both stories are over 20 feet setback from the property line, versus having the first story setback 10 feet and the second story setback 20 feet. 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

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
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