



# County of Monterey

Item No.2

## Zoning Administrator

Legistar File Number: ZA 25-053

October 09, 2025

Introduced: 9/30/2025

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

### PLN240010 - WEBER MARK LEO

Public hearing to consider the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, associated site improvements including 716 square feet of decks, development within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees.

**Project Location:** 1267 Cantera Ct, Pebble Beach

**Proposed CEQA action:** Find the project Categorically Exempt pursuant to CEQA Guidelines section 15302, and there are no exceptions pursuant to Section 15300.2.

### RECOMMENDATIONS

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

1. Find that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
  - a) Administrative Permit and Design Approval to allow the demolition of an existing 1,887 square foot single family dwelling with a 503 square foot detached garage, and construction of a 3,028 square foot single family dwelling and 1,058 square foot attached garage, and associated site improvements;
  - b) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and
  - c) Coastal Development Permit for the removal of three Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 9 conditions of approval.

### PROJECT INFORMATION

**Property Owner:** Mark Weber

**APN:** 008-234-007-000

**Parcel Size:** 1.01 acres (44,039 square feet)

**Zoning:** Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay, coastal zone [LDR/1.5-D(CZ)]

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

**Project Planner:** Hya Honorato, Assistant Planner

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### SUMMARY/DISCUSSION

The proposed development is located within Pebble Beach. The property is 1.01 acres with an existing 1,877 square foot single family residence with a detached 503 square foot garage. The proposed project includes the demolition of the existing single-family dwelling and garage, and construction of a 3,028 square foot single family dwelling with an attached 1,058 square foot garage along with site improvements including a new retaining wall and metal fencing, a spa, and 716 square feet of decks within 750 feet of a known archaeological resource, and the removal of three Monterey pine trees. As proposed, the project will continue to be served by California American Water (CalAm) for water service and the Pebble Beach Community Service District for sewer service.

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), Monterey County Coastal Implementation Plan (CIP), Part 5, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

#### *Site Development Standards*

The property is zoned as Low Density Residential, 1.5 acres per unit, with a Design Control zoning district overlay within the Coastal Zone or "LDR/1.5-D(CZ)". Pursuant to Title 20 section 20.14.040, the LDR zoning allows a single family dwelling as a principally allowed use subject to Coastal Administrative Permit. The property is consistent with the applicable LDR development standards, which in the Del Monte Forest Land Use Plan, are subject to a 15% maximum building site coverage and 17.5% maximum allowable Floor Area Ratio (FAR). The proposed lot coverage is 4,230 square feet, or 10% lot coverage and FAR is 9.2%, well within the required limits. The maximum allowed height for main structures is 30 feet above average natural grade while the proposed residence is 19 feet and 9 inches. As such, the proposed development is consistent with the applicable requirements outlined above in the LDR zoning district for coverage, FAR and height.

#### *Design*

The parcel is designated with the Design Control zoning district overlay. Pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Pebble Beach is a mixture of various massing and architectural styles. In accordance with the Del Monte Forest LUP Policy No. 53, the colors and materials give the general appearance of natural materials to blend into the environment and include aluminum clad black windows and doors, a dark gray composition shingle roofing, and light gray vertical wood siding with dark gray trim. Associated site improvements include a new retaining wall and metal fencing to match the single-family dwelling. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway nor is the subject property identified to be located with the public viewshed according to DMF LUP Figure 3 - Visual Resources.

#### *Biological Resources*

The project parcel was observed as having a mixed pine and oak woodland habitat. A Biological Assessment (see **Exhibit D**) was provided and confirmed that no special status

species, sensitive habitat, or nesting birds that have protection status present on the parcel. The Biological Assessment included recommendations to minimize the impacts to the woodland habitat during construction. Best management practices for erosion and sediment control, exclusionary fencing, resource protection measures; utilizing native plants or plants that are well-adapted to a mixed woodland vegetation community; control and manage non-native invasive plant species; and a nesting survey for if construction activities begin during the nesting season between February 1st and August 1st. All recommendations included in the Biological Assessment shall be implemented through the County's standard condition for a notice of report.

#### *Cultural Resources*

The Monterey County Geographic Information System identifies that the project site is within an area of high sensitivity for cultural resources. The project parcel was surveyed for evidence of prehistoric or historic resources and a Phase 1 Archaeological report was included with the project application. No indicators were present in the area of the proposed development. The report recommended that in the event that unexpected traces of historic or prehistoric materials are encountered during development that a qualified archaeologist should be retained for appropriate archaeological mitigation. A standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

#### *Historical Resources*

A Phase 1 Historical Assessment (see **Exhibit E**) was provided with the project application. The Mid-20th century modern California Ranch style residence was built in 1965, was remodeled in 1969 and again in more recent years. The Historical Assessment concluded that the architectural integrity of the residence has been compromised, and archival research failed to demonstrate that the home is associated with a person or persons of significance.

#### *Tree Removal*

The proposed project includes the removal of three Coast live oak trees. An Arborist Report (see **Exhibit F**) has been provided and the trees were assessed as being in poor physiological health and are recommended for removal due to their declining condition and proximity to the proposed development. A recommendation of 1 to 1 tree replacement has been included in the report and the standard County conditions for tree and root protection measures and tree replacement will be applied (see **Exhibit A**).

#### 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 Services District

#### LAND USE ADVISORY COMMITTEE

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) at a duly noticed meeting on January 16, 2025. The LUAC unanimously voted to support the project

as proposed.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project consists of demolition and re-construction of a single family dwelling that will be located on the same site and will have substantially the same size and purpose as the structure being replaced as a single family dwelling on a residentially zoned lot. Therefore, the project qualifies for a Class 2 categorical exemption. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

Prepared by: Hya Honorato, Assistant Planner, x5173

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

Attachments

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans & Elevations
- Colors and Materials

Exhibit B - Del Monte Forest LUAC Minutes

Exhibit C - Vicinity Map

Exhibit D - Biological Assessment (LIB240320)

Exhibit E - Historic Assessment (LIB240321)

Exhibit F - Arborist Report (LIB240318)

cc: Front Counter Copy; Monterey County Regional Fire Protection District;  
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; Mark Weber, Property Owner; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP;  
Planning File PLN240010