



# County of Monterey Zoning Administrator

**Item No.**

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

**Legistar File Number: ZA 24-058**

December 12, 2024

**Introduced:** 12/6/2024

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Zoning Administrator

## **PLN240147 - SAMOON LLC**

Public hearing to consider demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 560 square foot attached accessory dwelling unit

**Project Location:** 3020 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Find the project categorically exempt pursuant to Section 15302 and 15303 of the California Environmental Quality Act Guidelines.

## RECOMMENDATIONS

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

- a. Find that the project qualifies as a Class 2 and Class 3 Categorical Exemption pursuant to Section 15302 and 15303 of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow the demolition of an existing 3,130 square foot single family residence and the construction of a 3,275 square foot two-story single-family residence with a 1,719 square foot basement, an attached 594 square foot garage, and a 560 square foot attached accessory dwelling unit. Proposed colors and materials include naturally-finished stone and wood shiplap siding, dark steel doors and windows, and a graphite grey standing seam roof.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 5 conditions of approval.

## PROJECT INFORMATION

**Agent:** Justin Pauly

**Property Owner:** Samoon LLC

**APN:** 007-303-003-000

**Parcel Size:** .21 acres

**Zoning:** Medium Density Residential, with Building Site - 6, Design Control, and Recreational Equipment Storage zoning overlays (“MDR/B-6-D-RES”)

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

## SUMMARY/DISCUSSION

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless

otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The decision on this project is appealable to the Board of Supervisors.

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 (Fire)

Prepared by: Joseph Alameda, Assistant Planner, x7079

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution, including;
  - Conditions of Approval
  - Site Plan, Floor Plans, Elevations, and Colors and Materials
- Exhibit C - Del Monte Forest LUAC Minutes
- Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire); HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Anna Ginette Quenga, AICP, Principal Planner; Samoon LLC, Property Owners; Justin Pauly, Agent; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240147