County of Monterey Planning Commission

Item No. 3

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

Legistar File Number: PC 25-029

March 26, 2025

Introduced: 3/20/2025 **Current Status:** Agenda Ready
Version: 1 **Matter Type:** Planning Item

PLN240069 - BECHTEL CORPORATION
Public hearing to consider construction of exterior modifications to an existing 8,747 square foot single family dwelling including construction of a 182 square foot second story deck, an outdoor seating area, and replacement hardscape; conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications; and construction of a 1,171 square foot non-habitable pavilion structure within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.
Project Location: 3270 17 Mile Drive, Pebble Beach
Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Section 15303(a) and there are no exceptions pursuant to Section 15300.2, and Statutorily Exempt pursuant to Section 15270 of the CEQA Guidelines.

RECOMMENDATION:
It is recommended that the Monterey County Planning Commission:

1. Approve a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single family dwelling, construction of a 182 square foot second story deck, and site improvements including an outdoor seating area and replacement hardscape;
    b. Coastal Administrative Permit and Design Approval to convert a caretakers unit into a 1,103 square foot accessory dwelling unit with minor exterior modifications; and
    c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
    d. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and
2. Deny a Coastal Administrative Permit and Design Approval to allow construction of a 1,171 square foot non-habitable "pavilion" structure.

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

PROJECT INFORMATION:
Owner: Bechtel Corporation
Agent: Alpine Brodie LLC (Represented by Erik Lundquist)
APN: 008-462-005-000
Zoning: Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal

Zone) [LDR/2-D (CZ)]
Parcel Size: 2.7 acres (116,973 square feet)
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: Yes (Pavilion structure only)
Project Planner: Steve Mason, Associate Planner
masons@countyofmonterey.gov - (831)759-7375

SUMMARY:
The subject property is located within the private residential community of Pebble Beach and is currently developed with an existing residence, a caretakers unit, driveway, and landscaping. The project parcel is situated between 17 Mile Drive and the Pacific Ocean, and within the indigenous Monterey Cypress habitat (See **Exhibit C** - Vicinity Map). The project proposes exterior and interior modifications to an existing 8,747 square-foot single family dwelling (SFD) and an existing 1,103 square-foot caretakers unit, which will also be converted to an accessory dwelling unit (ADU). No changes are proposed to the existing development footprints of either structure. The project also involves construction of a 1,171 square foot pavilion structure on an existing concrete patio surrounded by mature indigenous Monterey cypress trees. Changes to site's existing hardscape would result in a net reduction of 5,369 square feet of impervious surface. Associated site improvements also include interior fencing and a new entrance gate.

Development adjacent to coastal a bluff - A Coastal Development Permit is required to allow development within 50 feet of a Coastal bluff, however, no such development is proposed herein. The property is located adjacent to a coastal bluff and is therefore potentially subject to wave erosion and bluff recession. A Geologic and Coastal Bluff Recession Report has been submitted that confirms the feasibility of the project and verifies that the proposed development site is outside of the anticipated "75-year bluff retreat" that may result from natural erosion.

Environmentally Sensitive Habitats - A Coastal Development Permit is required to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The project-specific biological report has confirmed that the development site is within indigenous Monterey cypress habitat and adjacent to Coastal bluff scrub habitat. Per the Project Biologist, the development as sited, designed, and conditioned will have no significant impact on ESHA. No trees are proposed for removal. As conditioned, the Project Biologist has found that the project would increase on-site and off-site indigenous Cypress habitat.

In accordance with Del Monte Forest Land Use Plan Policy 20 (**Exhibit F**), the project has been conditioned to require preparation and implementation of a restoration and enhancement plan requiring full restoration of the project site (excluding approved development footprints), including planting of ten additional Monterey cypress trees. Additionally, an open space conservation and scenic easement will be dedicated over the undeveloped area of the parcel. Off-site habitat mitigation will also be included, most likely in the form of an in-lieu fee as administered by the Del Monte Forest Conservancy. Details regarding the in-lieu fee and related mitigation will be provided at the time of the Planning Commission hearing.

Visual Resources - The site is on the seaward side of 17-Mile Drive, which is a designated scenic road pursuant to the Del Monte Forest Land Use Plan. The height and massing of the

SFD and ADU proposed for modifications will remain predominately unchanged. The ADU's exterior will be modified to match the materials and colors of the main residence, which are compatible with the natural surroundings and the neighboring residences. The proposed pavilion will obstruct and block ocean views when viewed from 17 Mile Drive. Staff has identified inconsistencies with the Del Monte Forest Land Use Plan, specifically those relating to visual and public access, which may result from construction of the proposed pavilion structure.

Historic Resources - The existing single-family dwelling and caretakers unit were designed and constructed in 1919. Pursuant to the Historical Assessment commissioned for the project, a series of extensive remodels have removed any historic significance that the structures may have possessed.

Archaeological and Tribal Cultural Resources - A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. A Phase I and II Archaeological Assessment has been performed on the project parcel. Sparse marine shell fragments were found on-site, though the Assessment concludes that these do not qualify as a significant resource pursuant to CEQA or the California Register of Historical Resources (CRHR). Further, the Archaeological Assessment found that no significant impacts would occur with implementation of the project. All recommendations of the Project Archaeologist have been incorporated as conditions of approval, as required by the Del Monte Forest Land Use Plan. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, will be primarily limited to previously disturbed areas.

DISCUSSION:
See **Exhibit A** for additional details on the project scope, development standards, coastal hazards, environmentally sensitive habitat areas, visual resources, and cultural resources.

CEQA:
Staff recommends denial of the pavilion structure and approval of the remaining components of the Combined Development Permit. Accordingly, staff recommends that the Planning Commission find denial of the pavilion structure Statutorily Exempt pursuant to CEQA Guidelines Section 15270, which exempts projects that are disapproved by a public agency. Staff concurrently recommends that the Planning Commission find the balance of the project Categorically Exempt pursuant to Section 15301(a), which exempts modifications to existing private structures, including a single-family residence and a second dwelling unit, provided there is only a negligible expansion of use.

OTHER AGENCY INVOLVEMENT:
The following County agencies or departments recommended conditions and/or reviewed this project:

- Pebble Beach Community Services District
- HCD-Engineering Services
- HCD-Environmental Services
- County of Monterey Environmental Health Bureau

LUAC REVIEW:
County staff has referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on October 27, 2024, and voted 7-0 with 1 absent to recommend approval of the project.

Prepared by: Steve Mason, Associate Planner
Reviewed by: Fionna Jensen, Principal Planner (WOC)
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Discussion
Exhibit B - Draft Resolution, including:

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

Exhibit C - Vicinity Map
Exhibit D - Applicant's Project Description Letter
Exhibit E - Del Monte Forest LUAC Minutes
Exhibit F - Del Monte Forest Land Use Plan Policy 20 and Monterey County Coastal Implementation Plan Section 20.147.040.D.2
Exhibit G - Figure 3 -Visual Resources of the Del Monte Forest Land Use Plan
Exhibit H - Pavilion Structure Visual Impact Photos
Exhibit I - Applicant's Visual Resources Analysis
Exhibit J - Biology Report

cc: Front Counter Copy; Pebble Beach CSD; HCD-Engineering Services, HCD-Planning; HCD-Environmental Services; Environmental Health Bureau; Steve Mason, Associate Planner; Fionna Jensen, Principal Planner (WOC); Bechtel Corporation, Property Owner; Erik Lundquist, Applicant's Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240069