



County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 25-005

January 30, 2025

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN240166 - NUNES SAM EDWARD AND AMY WONG TRS

Public hearing to consider construction of a 770 square-foot addition to an existing 2,027 square foot single-family dwelling, the demolition of a carport, and associated site improvements including the removal of three protected Coast live oak trees and two protected Monterey pine trees.

Project Location: 4079 Sunridge Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA guidelines section 15301, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to allow construction of a 770 square foot addition to an existing 2,027 square foot single family dwelling, demolition of an existing carport, and associated site improvements; and
 - b. Coastal Development Permit to allow the removal of three protected Coast live oak trees and two protected Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Brittany Schloss

Property Owner: Nunes Sam Edward and Amy Wong Trust

APN: 008-181-001-000

Parcel Size: 0.503 acres

Zoning: MDR/2-D(CZ)

Plan Area: Del Monte Forest LUP

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Assistant Planner

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SUMMARY:

The subject property is located in the Pescadero Heights neighborhood in Pebble Beach and is surrounded by residences on all sides. The Applicant/Owner proposes the construction of a 770-square-foot addition to an existing 2,027 single-family dwelling. As designed, the 770-square-foot structure will be attached to the main home with a breezeway and will contain a bathroom, bedroom, and family room. Site improvements proposed with the addition include a new gate and the demolition of an existing unpermitted carport that sits within the required front setback. The proposed addition will require the removal of three Coast live oak and two Monterey pine trees. Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (Part 5) and Zoning Ordinance (Title 20).

DISCUSSION:

Development Standards

The subject property is zoned Medium Density Residential which allows for the establishment of the first single-family dwelling as a principal use, subject to the granting of a Coastal Administrative Permit. The development standards for the Medium Density Residential or “MDR” zoning district are identified in Title 20, Section 20.14.060. The required minimum setbacks for main structures (and additions structurally attached to the main residence) are 20 feet (front), 5 feet (side), and 10 feet (rear). Additionally, the MDR zoning district allows a height of 27 feet for main structures in the Del Monte Forest. The proposed addition will have setbacks of 29 feet (front), 21 feet (side), over 50 feet (rear), and a height of 13 feet 6 inches to match the existing single-family dwelling. Pursuant to Title 20 sections 20.12.060.E and F, the maximum site coverage and floor area ratio is 25 percent in this MDR district for the Del Monte Forest area. The proposed project will have a site coverage and floor area ratio of 18.2 percent and 13.04 percent, respectively. Therefore, the project meets all required development standards.

Design

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The proposed addition will match the architectural style and colors and materials of the existing residence, which consists of: a gray asphalt shingle roof, earth-tone brown painted wood doors and trim, earth-tone green painted wood siding, and copper gutters and downspouts. The proposed addition and existing single-family dwelling are consistent with the neighborhood’s eclectic character and design. Additionally, the additional square footage is in keeping with the bulk and mass of neighboring residences. Due to the subject property’s location and intervening development and vegetation, the proposed development will not be visible from any common public viewing area or scenic corridor. Therefore, as proposed, and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and assures protection of the public viewshed and visual integrity.

Tree Removal

An arborist report prepared by Albert Weisfuss on September 20, 2024 (Monterey County Library No. LIB240265; **Exhibit B**) evaluated the health, structure, and preservation suitability of each tree within or adjacent to the proposed development. Approximately 75 trees are located on-site and 18

are within close proximity of the development. There are four trees on the property over 24 inches in diameter including two 30-inch landmark Monterey Pine trees, however, due to siting and design none will be impacted by the proposed development. Three Coast live oaks and two Monterey pines are located within the proposed footprint of the addition and thus are proposed for removal, subject to the granting of a Coastal Development Permit.

The prepared arborist report identifies the trees proposed for removal as all in fair condition and not suitable for preservation due to being within the proposed development footprint. Relocating the proposed development would require similar numbers of trees to be removed and would involve impacts to the property's landmark trees. Retention of these landmark trees better meets the goals, policies, and text of the Del Monte Forest LUP, which prohibits the removal of landmark Coast live oak trees.

The Del Monte Forest CIP requires that the removal of native trees be offset through replanting or forest preservation either on- or off-site. Although on-site replanting is generally encouraged, if not required, by the County of Monterey, off-site mitigation may be considered if on-site replanting is determined to be infeasible or would create an overcrowded, unhealthy environment (Policy 35). The Project Arborist identifies the subject property as being heavily planted with 75 native trees. The Arborist report (**Exhibit B**) recommends that no on-site replanting occurs due to the project site's existing overcrowded condition. If trees were to be replanted, survival is unlikely due to the density of the surrounding mature canopies, and the site's overcrowded conditions would be worsened. Accordingly, HCD-Planning staff concurs that off-site mitigation is appropriate in this case. Per Del Monte Forest CIP section 20.147.050.C.6, Condition No. 6 has been included to require the Applicant/Owner work with the Del Monte Forest Conservancy to identify off-site locations suitable for the replanting of five native trees. In the case that replanting is not feasible, a commensurate fee shall be paid to the Del Monte Forest Conservancy for off-site replanting/forest preservation.

Violations

Staff conducted a site inspection on December 5, 2024. As observed during this site visit and mentioned during the December 5, 2024 LUAC meeting, an existing carport is developed over the property's front property line and within the required front setback. The siting of this structure is inconsistent with the subject zoning district's site development standards (setbacks). Neither the HCD-Planning or -Building Services, nor the Pebble Beach Company have records authorizing the construction of this carport. To correct this clean up the permitting history and abate the violation, the Applicant/Owner revised the project scope to include demolition of the structure. When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and abate the existing violations.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts minor alterations of existing private structures involving negligible or no expansion of the existing use, such as additions that will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project includes the construction of a 770-square-foot addition to an existing 2,027-square-foot single-family dwelling and the demolition of a carport. Thus, the project meets this exemption. No evidence of significant adverse environmental effects were identified during

staff's review of the development application.

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)

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Del Monte Forest LUAC on December 5, 2024. The LUAC recommended approval of the project by a vote of 7 - 0 (**Exhibit C**). Members of the LUAC raised concerns regarding the project arborist's recommendation to not replant plant trees due to overcrowding, landscaping, and the existing carport that straddles the front property line.

Prepared by: Joseph Alameda, Assistant Planner, x7079
Reviewed and Approved by: Fiona Jensen, Senior Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution

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

Exhibit B - Arborist Report

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Anna Quenga, AICP, Principal Planner; Amy Nunes, Property Owners; Brittany Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild, Planning File PLN240166