



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 25-051

September 25, 2025

Introduced: 9/19/2025

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN240349 - Saladino Family Investments LLC

Public hearing to consider action on the construction of a 4,050 square foot two-story single family dwelling with a 1,458 square foot lower level, a 1,130 square foot attached garage, a 769 square foot accessory dwelling unit, and associated site improvements, development on slopes in excess of 30%, and the removal of three Coast Live Oaks.

Project Location: 1458 Riata Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, 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. Coastal Administrative Permit and Design Approval to allow the construction of a 4,050 square foot two-story single-family dwelling with a 1,458 square foot lower level, a 1,130 square foot attached garage, a 769 square foot accessory dwelling unit, and associated site improvements;
 - b. Coastal Development Permit to allow development on man-made slopes in excess of 30 percent; and
 - c. Coastal Development Permit to allow the removal of three Coast Live Oaks.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval/denial subject to 8 conditions of approval.

PROJECT INFORMATION:

Agent: Brittney Schloss

Property Owner: Craig Saladino

APN: 008-332-019-000

Parcel Size: 30,492 Square Feet (.7 Acres)

Zoning: Low Density Residential with a density of one unit per 1.5 acres and a Design district overlay in the Coastal Zone (LDR/1.5-D(CZ))

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Joseph Alameda, Associate Planner,
alamedaj@countyofmonterey.gov, (831)783-7079

SUMMARY/DISCUSSION:

The project is located at 1458 Riata Rd, Pebble Beach and is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project is to construct a 4,050 square two-story single family with a 1,458 square foot lower level that would be partially below grade. Additionally, the project includes the construction of a 1,130 attached lower-level garage and a 769 square foot attached Accessory Dwelling Unit. Implementation of the project involves 242 square feet of development on slopes in excess of 30%, as well as the removal of three protected Coast Live Oak trees. The subject parcel will obtain a sewer service connection to the Pebble Beach Community Services District. The applicant provided a Can and Will serve letter from Cal-Am Water stating they will provide domestic water service to the subject parcel.

The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Del Monte Forest Coastal Implementation Plan (DMF CIP) and Monterey County Coastal Zoning Ordinance (Title 20).

Land Use & Development Standards

The property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district in the Coastal Zone or “LDR/1.5-D(CZ)”. This zoning district allows the first single-family dwelling and accessory structures subject to the granting of discretionary planning permits pursuant to section 20.14.040. The proposed project is consistent with the applicable development standards for LDR zoning. The applicant proposes a height of 28 feet from the average natural grade. Accordingly, the proposed height is consistent with the allowable 30-foot maximum. The single-family dwelling will have setbacks of 30 feet (front), 28 feet (side), and over 50 feet (rear). The property is allowed a 15% site coverage and as proposed, the site coverage will be 14.9%. The allowed floor area ratio (FAR) is 17.5% and as proposed, the FAR will be 16.4%.

Pescadero Watershed & Driveway

DMF LUP Figure 2b identifies the subject property to within the Pescadero, Carmel Bay Area of Special Biological Significance watershed. DMF LUP Policy 77 states that any new residential development within this area shall be limited to an impervious surface coverage of 9,000 square feet. The proposed project includes 4,728 square feet of impervious coverage and therefore, is consistent with this policy. Additionally Freshwater and Marine Resources Key Policy places water quality and biological value within this area of DMF and states that the Carmel Bay shall be protected and maintained. DMF LUP Policy 1 and DMF CIP Section 20.147.090.A.2 states that any new development shall be sited to minimize runoff, site disturbance, erosion and sedimentation to support this key policy, which includes development of new residential driveways to minimize surface length and width and provide simple and direct access through the use of permeable materials. The attached plans (**Exhibit A**) illustrate two access points, both of which are proposed to be constructed with permeable materials. The lower driveway would be 1,623 square feet that allows entrance into the attached garage and uncovered parking for the attached ADU. The upper entry driveway would be 1,243 square feet and would allow for guest parking and access into through front of the single family

dwelling. Based on the topography, configuration of the lot and existing vegetation, the proposed driveways and parking area are consistent with the outlined regulations. As configured, the development achieves the policy goal of providing simple and direct access to the property, minimizes vegetation removal on the project site, and provides the minimum required parking for the proposed ADU and single-family dwelling.

Visual Resources and Design Review

The property is identified on DMF LUP Figure 3 as being within the viewshed from Point Lobos, but not 17 Mile Drive. Per staff's site visit, the proposed development will also not be visible from Point Lobos or 17 Mile Drive due to intervening development and existing trees. The proposed development is subject to the regulations of the Design Control "D" zoning district outlines in Chapter 20.44, which establishes design review requirements to assure protection of the public viewshed and neighborhood character.

The proposed single-family dwelling will have colors and materials consisting of beige natural stone siding, brown tile roofing, and dark bronze aluminum doors and windows. The proposed single-family dwelling and the proposed colors and materials are consistent with the surrounding neighborhood character and will not detract from the immediately surrounding neighborhood character.

Tree Removal

A Tree Assessment (County of Monterey Library No. LIB250048; **Exhibit D**) was prepared for the project to analyze the proposed tree removal and address any potential impacts. The project involves the removal of three Coast Live Oak Trees. As sited and designed, the proposed development occurs in the least forested location within the developable area and utilizes a two-story design to avoid having an expansive development footprint that would impact more protected trees. The arborist report identifies three trees for removal (#808, #817, and #822) all of which are in poor condition. Tree #808 is recommended for removal due to its location within the main water inlet/meter and for being in poor structural condition. The other two trees recommended for removal have structural damage impacting their stability. There are no trees proposed for removal within the development footprint nor are there any landmark trees proposed for removal.

Development on Slopes

The northeastern portion of the subject parcel contains slopes in excess of 30 percent, which per Title 20 section 20.64.230, requires the granting of a Coastal Development Permit. Although three trees are proposed for removal, alternative development locations would increase the amount of development on slopes and the number of trees impacted by development. Therefore, the project as sited and designed better achieves the goals, policies, and objectives of the County of Monterey General Plan and Del Monte Forest Land Use Plan.

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 have determined that it is unlikely there will be any impacts to archaeological, biological, soil, or forest resources. 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 September 4, 2025, and voted unanimously to support the project as proposed.

Prepared by: Joseph Alameda, Associate Planner, (831)783-7079

Reviewed by: Jacquelyn M. Nickerson, 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 - LUAC Minutes

Exhibit D - Tree Assessment

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Joseph Alameda, Associate Planner; Jacquelyn Nickerson, Principal Planner; Craig Saladino, Property Owner; Brittany Schloss, Agent; The Open Monterey Project; LandWatch (Executive Director); Christina McGinnis, Keep Big Sur Wild; Lozeau Drury LLP; Project File PLN240349