



County of Monterey

Item No.4

Zoning Administrator

Legistar File Number: ZA 25-071

November 13, 2025

Introduced: 11/6/2025

Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN240171 - GRECH AARON

Public hearing to consider construction of a 2,957 square foot two-story single-family dwelling with attached two-car garage, removal of 9 trees and associated site improvements including new driveway.

Project Location: 4063 Crest Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

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

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of 2,957 square foot two-story single-family dwelling with attached two-car garage and associated site improvements; and 2) Coastal Development Permit to allow the removal of 9 trees (8 Monterey Pine and 1 Coast Live Oak).

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION:

Agent: Alan Turpen

Property Owner: Aaron Grech

APN: 008-091-040-000

Parcel Size: 19,889 square feet, or 0.45 acres

Zoning: MDR/4-D(CZ) or Medium Density Residential with 4 units per acre density, Design Control overlay.

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Associate Planner

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SUMMARY:

The subject property is located at 4063 Crest Road in Pebble Beach, is currently an undeveloped lot within the unincorporated area of Monterey County. The proposed project includes construction of a 2,957 square foot two-story single-family dwelling with an attached garage, and associated site improvements including utilities, a driveway, and approximately 75 cubic yards of cut and fill, to be balanced on-site. The project proposes the removal of nine total trees, including eight Monterey Pines and one Coast live oak. Four of the nine trees proposed for removal are within the grading limits for the residence or the garage, while the others are in the building footprint. The project site is supplied water through a granted water use entitlement through Monterey Peninsula Water Management District. The sewer connection is provided through Pebble Beach Community Services District (PBCSD).

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 General Plan (General Plan), Del Monte Forest Land Use Plan (DMF LUP), Del Monte Forest Coastal Implementation Plan (DMF CIP) and applicable sections of the Monterey County Coastal zoning ordinance (Title 20).

The parcel is zoned Medium Density Residential, with a Design Control overlay, which allows for the construction of a new residence and accessory structures as a principally allowed use subject to the granting of a Coastal Administrative Permit and Design Approval pursuant to Title 20 sections 20.12.040.A and 20.44.. A Coastal Development Permit is required to allow the removal of more than three protected trees as outlined in Del Monte Forest Coastal Implementation Plan section 20.147.050. In this case, the requested Coastal Development Permit contemplates the removal of nine protected trees, four of which are within the building footprint.

Title 20 section 20.12.060 establishes the side development standard applicable to structures within the MDR zoning district. Pursuant to Title 20 section 20.12.060.C, the subject main structures shall have setbacks of at least 20 feet for the front, 10 feet for the sides, 10 feet for the rear, first floor setback of ten feet and a second floor setback of 20 feet, and a maximum allowable height of 27 feet for structures within the Del Monte Forest. The garage and is structurally attached to the proposed residence and therefore it is subject to the same site development standards as the main structure pursuant to Title 20 section 20.62.040.K . As proposed, the residence and attached accessory structure will be over 20 feet from the front, 19 feet side, 36 feet from the rear, second floor setback over 20 feet and a proposed height of 22 feet from average natural grade. The subject property has an allowable building site coverage and floor area ratio of 35 percent, and as proposed the lot coverage will be 13 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Design and Visual Resources

In Title 20 of Monterey County Zoning Ordinance, Chapter 20.44 establishes regulations for Design Control zoning, or “D” districts, to help ensure that development will assure protection of public viewshed and neighborhood character, without imposing undue restrictions on private property; as designed the residence complies with the neighborhood character in which this parcel is located in. The proposed residence would have exterior colors and materials that are similar to the nearby residences, which include cream colored stucco, light rustic stone veneer siding, brown composition roofing, and black metal framing for windows and doors. The exterior finishes are compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on January 30, 2025, then conducted a site visit on October 28, 2025, to ensure that the project’s staking and flagging would not be visible from Highway 1 or any other public viewshed. As sited, the proposed residence and accessory structure are located at the end of a cul-de-sac and are sited between two existing residences and have mature vegetation that act as screening to prevent any impacts to public views.

According to Figure 3 of the Del Monte Forest LUP, the subject property is not within the public viewshed as seen from 17-Mile Drive and Vista Points. Additionally, staff conducted a site visit on October 28, 2025, to determine whether the project would be visible from any common public viewing area, including designated vista points, 17 Mile Drive and Highways 1 and 68. The project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project includes replanting nine trees along the property’s rear fence line, which further minimizes any visibility from Highway 68. Policy 26.1.20 of the 1982 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility is reduced of the lighting source, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Del Monte Forest.

Tree Removal

The proposed development would require the removal of one Coast Live Oak and eight Monterey Pines. DMF CIP section 20.147.050 identifies specific findings to allow the removal of protected trees subject to the granting of a Coastal Development Permit. Four of the trees are located within the proposed building footprint, and according to the Arborist Report (LIB250223), all four are in fair physiological health, however due to the site’s constraints such as slopes and impacts to trees not previously considered, there was no redesign alternative that eliminate tree removal from the scope of work. The landmark Pine located within the proposed driveway is indicated as having good physiological health, however this property’s only point of access is from Crest Road, and reconfiguration of the driveway would result in impacts to other trees at the front of the property likely needing to increase tree removal. An additional three trees, as outlined in Exhibit B, are all within areas of over excavation, and would likely be negatively impacted as a result of the construction. Additionally, two of these trees are in poor structural integrity, and both are leaning towards the south, while also being within the building footprint. If the project were to reconfigure the footprint of the residence, new trees would be impacted as result due to the property having an existing mixed woodland on the subject parcel. Additionally, relocation of the proposed residence would not lessen

the impact to trees and make it more difficult for the residence to conform to the required setbacks outlined in Title 20 section 20.12.060. Therefore, the proposed tree removal meets the minimum necessary to construct the first single-family dwelling.

Archaeological Resources

As shown according to the Monterey County Geographic Informational System (GIS) records, the subject parcel is identified as having moderate archaeological sensitivity and is shown as being outside of an archaeological buffer, situating the parcel further than 750 to any known archaeological resource. Further, the subject parcel is less than 2.5 acres in size and therefore complies with Policy 12.1.4 of the 1982 General Plan, which requires that projects on parcels greater than 2.5 acres in size and having a moderate sensitivity shall be required to perform an archaeological field inspection prior to approval. As such the project did not require the submittal of an Archaeological report outlining any field inspections. Standard Condition No. 3 has been included to require that if during the course of construction, any resources are uncovered at the site that work will be immediately halted and a professional archaeologist will be contacted to evaluate the resource. Therefore, as designed and sited, the project won't negatively impact any cultural or archaeological resources and complies with the applicable Policies under the 1982 General Plan.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts the construction of new structures and accessory structures. As proposed, the currently undeveloped lot will be developed with a 2,957 square foot two-story single family dwelling and attached garage. The proposed project does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. 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 Fire Protection District
- Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE (LUAC)

The proposed project was reviewed by the Del Monte Forest LUAC on January 16, 2025. The committee recommended approval of the project by a vote of 4-0, with three members absent (**Exhibit D**).

Prepared by: McKenna Bowling, Assistant Planner, (831) 755-5298

Reviewed/Approved by: Jacquelyn M Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Conditions of approval

- Site Plans

Exhibit C - Arborist Report

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Associate Planner; Jacquelyn M. Nickerson, Principal Planner; Aaron Grech, Property Owners; Alan Turpen, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN240171.