



County of Monterey

Item No.5

Planning Commission

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

Legistar File Number: PC 26-058

June 10, 2026

Introduced: 6/1/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Planning Item

PLN250169 - NUNNELEE MICHAEL J & LELA SAGHEB TRS

Public hearing to consider construction of a 3,430 square foot single-family dwelling, a 930 square foot attached garage, a 440 square foot detached garage, a 700 square foot Accessory Dwelling Unit, the removal of 21 trees, and associated site improvements.

Project Location: 3144 Spruance Road, Pebble Beach

Proposed CEQA action: Find the project Categorical 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 Planning Commission 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 a 3,430 square foot single-family residence, a 930 square foot attached garage, a 440 square foot detached garage, associated site improvements.

2) Coastal Administrative Permit and Design Approval to allow construction of a 700 square foot Accessory Dwelling Unit; and

3) Coastal Development Permit to allow the removal of 21 trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Grant Nunnelee

Property Owner: Michael J. Nunnelee & Lela Sagheb

APN: 008-501-004-000

Parcel Size: 43,581 square feet, or 1 acre

Zoning: Low Density Residential, 1 acre per unit density, with a Design Control overlay in the Coastal Zone, or "LDR/1-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

Evans-PolockowJ@countyofmonterey.gov, (831) 783-7065

SUMMARY:

The subject property is located at 3144 Spruance Road in Pebble Beach. The site currently undeveloped. The proposed project includes construction of a 3,430 square foot single-family dwelling with a 440 square foot detached garage, a 700 square foot Accessory Dwelling Unit (ADU), and associated site improvements, including 1,070 square feet of hardscape (site walls, impermeable driveway, and walkways), a pool, and approximately 478 cubic yards of cut and 597 cubic yards of fill. The project proposes the removal of twenty-one trees, all Monterey Pines. Seven of the twenty-one trees proposed for removal are within the grading limits for the residence or the garage, while the other fourteen trees are in the building footprint. The project site is supplied with water through a granted water use entitlement (Monterey Peninsula Water Management District). The sewer connection is provided through the 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 Low 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 twenty-one protected trees, fourteen of which are within the building footprints.

Title 20 section 20.14.060 establishes the site development standard applicable to structures within the LDR zoning district. Pursuant to Title 20 section 20.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, 20 feet for the sides, 20 feet for the rear, and a maximum allowable height of 30 feet for structures. The subject property is subject to two front setbacks along Spruance Road and Deer Path. As proposed, the residence will be setback over 80 feet 6 inches (front facing Spruance Road), 24 feet (side), 58 feet 6 inches (side), 36 feet (front facing Deer Path), and have a height of 20 feet as measured from the average natural grade. The ADU will have setbacks of around 100 feet 10 inches (front facing Spruance Road), 6 feet (side), 148 feet (side), 50 feet (front facing Deer Path), with a height of 13 feet 8 inches. The detached garage will have setbacks of 53 feet 8 inches (front), 24 feet (side), 183 feet 8 inches (side), and 140 feet (front facing Deer Path), with a height of 15 feet.

The subject property has an allowable building site coverage of 15 percent (or 6,537 square feet) and floor area ratio of 20 percent (8,716 square feet), and as proposed the lot coverage will be 14.77 percent (or 6,440 square feet), with a proposed floor area ratio of 12.3% (or 5,370 square feet). 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.

The single-family dwelling, attached garage, detached garage, and ADU will have a minimalist modern architectural style in a natural setting, and exterior colors and materials that consist of: walnut-colored concrete panels, dark-stain treated pine board, bronze light fixtures, lava stone veneer, and brown finish metal roofing. 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 9, 2026, and then conducted a site visit on May 12, 2026, to ensure that the project’s staking and flagging would not be visible from Point Lobos, Highway 1, or any other public viewshed. The proposed residence and accessory structures are sited between two existing residences, and is surrounded by mature vegetation and varying topography that prevent any impacts to public views.

DMF LUP Policy 53 as well as the 1982 General Plan require 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 wall sconces, 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 lot is heavily forested. The Arborist report inventoried a total of 61 trees within the subject property and determined that the condition of these trees range to be within fair, poor/fair, and poor condition.

The site’s trees are located sporadically throughout the property and more heavily clustered in the center. The original project scope included the removal of 40 native trees. After discussions with HCD-Planning staff, the project scope was revised to reduce the tree removal to 24, and ultimately to 21. Staff met with the Applicant multiple times to ensure the project complies with DMF LUP Policies 20.147.050C & 20.147.070.B which requires that tree removal be minimized. Through these discussions, the application made multiple revisions to the site plan including relocating the proposed ADU to save a 38-inch Monterey pine, enhancing tree protection around a cluster of 11 Monterey pines, and reconfiguring the driveway. These efforts eliminated the need to remove 19 native trees, some of which were landmark Pines. Therefore, as proposed, the project includes the removal of 21 Monterey Pine trees, with only one landmark Pine proposed for removal. Fourteen of the trees sited for removal are within the building footprint, and the remaining seven are adjacent to the residence and would likely be impacted as a result of construction and excavation.

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. According to the Arborist Report (LIB250352), seven of the trees proposed for removal are in fair physiological health, six are in poor/fair physiological health, and one is in poor physiological health. The only landmark proposed for removal is located within the proposed footprint is indicated as having fair physiological health. The DMF LUP prohibits the removal of Coast live oak trees and does not place the same level of protection on Monterey pine trees.

The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believes that the proposed tree removal is the minimum required under the circumstances of this case.

Accessory Dwelling Unit

The project also proposes a 700 square foot ADU. While state exempt, the proposed structure is consistent with the design of the proposed single-family dwelling, as well as all development standards set by the Low Density Residential Zoning District. The project site, including the ADU will be supplied with water through the Monterey Peninsula Water Management District, while the sewer connection will be provided through the PBCSD. 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.

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 3,430 square foot single-family dwelling, attached garage, detached garage, and an ADU. 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 May 21, 2026. The committee recommended approval of the project by a vote of 6-0, with no members absent (**Exhibit C**).

Prepared by: Jordan Evans-Polockow, Assistant Planner, (831) 783-7065

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Sarah Wikle, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution

- Conditions of approval
- Site Plans

Exhibit B - Arborist Report

Exhibit C - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Assistant Planner; Fionna Jensen, Principal Planner; Michael J. Nunnelee & Lela Sagheb, Property Owners; Grant Nunnelee, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250169.