



County of Monterey Zoning Administrator

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

Agenda Item No. 3
Legistar File Number: ZA 22-060

January 26, 2023

Introduced: 1/13/2023

Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN220235 - Daou Georges Tr

Public hearing to consider allowing the demolition of a 4,137 square foot single family dwelling and construction of a 4,492 square foot single family dwelling with an attached garage, a 475 square foot underfloor storage room, 539 square foot roof deck, and a detached a 363 square foot accessory dwelling unit. Associated site improvements include removal of two protected Coast live oak trees, installation of permeable concrete walkways, terraces and courtyard, replacement of the existing driveway, new site walls and entry gate, and grading.

Project Location: 3223 Forest Lake Rd, Pebble Beach, Del Monte Forest Land Use Plan, (APN: 008-332-017-000)

Proposed CEQA action: Finding the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 and;
2. Approving a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway;
 - b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard;
 - c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit (ADU); and
 - d) Coastal Development Permit to allow the removal of two (2) protected Coast live oak trees.

PROJECT INFORMATION:

Agent: Erik Dyar

Property Owner: Georges Daou

APN: 008-332-017-000

Parcel Size: 32,474 Square Feet (0.746 Acres)

Zoning: Low Density Residential, 1 unit per 1.5 acres, it has a Design Control overlay district and is in the Coastal Zone (LDR/1.5-D(CZ))

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project is located at 3223 Forest Lake Rd, Pebble Beach, in the Rancho El Pescadero subdivision, and is subject to the policies and regulations of the 1892 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP) and Coastal Implementation Plan (CIP) Part 1 (Title 20 Zoning Ordinance) and Part 5 (Regulations for Development in the Del Monte Forest Land Use Plan Area)(DMF CIP). The proposed project includes demolition of a single-family dwelling with an attached garage and the construction of a single-family dwelling with an attached garage and a detached accessory dwelling unit (ADU). The project is consistent with applicable development standards and necessary public facilities are available to serve the development. The project includes the removal of two protected Coast live oak trees for which a Coastal Development Permit has been applied. The Arborist Report prepared for this project (LIB220338) confirmed the protected trees onsite are not considered a sensitive habitat area, there are no other known biologically sensitive habitats nearby. Other reports prepared for this project include an Archaeological Assessment (LIB220339), a Phase I Historic Report (LIB220326) and a Soils Report. None of these reports identified any potentially significant impacts that would warrant further review under CEQA or any mitigation. The prepared reports all suggested that the parcel is suitable for the proposed project.

DISCUSSION:

Land Use & Development Standards

LDR/1.5-D(CZ) zoning allows a single-family dwelling subject to a Coastal Administrative Permit (Title 20 Section 20.14.040.A) and removal of protected trees subject to a Coastal Development Permit (DMF CIP Section 20.147.050); therefore, the proposed uses are allowable. The development standards for the LDR zoning district are identified in Title 20 Section 20.14.060, and the proposed project is consistent with the applicable development standards. The height maximum for a main structure is 30 feet, the proposed main dwelling will have a height of 20 feet 3 inches. The proposed single-family dwelling meets the minimum required setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear). The proposed structure will have a front setback of 31 feet, side setbacks of 39 and 27 feet, and the rear setback is 36 feet. The project includes the construction of a 363 square foot ADU. The proposed ADU meets the requirements to be exempt from local site development standards such as lot coverage, floor area ratio, setbacks and minimum lot size. The property is not within a resource constrained area and the proposed ADU meets all of the development standards listed in Section 65852.2.c.2.C of the California State Planning and Zoning Laws and Title 20 Section 20.64.030, and is therefore an allowed use for this lot. The property is 0.746 acres (32,474 square feet). The maximum allowed site coverage for a lot zoned LDR/1.5 is 15% (4,871 square feet). The proposed site coverage is 14.9% (4,860 square feet), this includes the proposed single-family dwelling (4,492 square feet), but does not include the proposed ADU (363 square feet) as it is exempt from lot coverage, floor area ratio and minimum lot size pursuant to California State Law. The proposed floor area is 13.8% (4,492 square feet), the allowable floor area for an LDR/1.5 zoned lot in the Del Monte Forest is 17.5% (5,683 square feet).

Health and Safety

The property receives water via public utilities, and has an onsite wastewater system:

- The property currently has a Cal Am water connection and sufficient credits to support

the proposed project.

- The property receives sewage services from Pebble Beach Community Service District, the property will continue to receive sewage services after the rebuild of the residence.

Visual Resources and Design Review

The site is subject to the policies of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. Pursuant to Chapter 20.44 of Title 20, a design approval application was submitted and reviewed. Planning staff found the project consistent with the Scenic and Visual Resources Policies listed in the DMF LUP and the regulations listed in the CIP Part 5 section 20.147.070, and the design of the proposed development consistent with the surrounding neighborhood character:

- The proposed structure is consistent with the development standards of the zoning district and is in character with the height and massing of other houses in the neighborhood. The neighborhood is made up for a mix of mostly single and two story homes.
- The colors and materials of the proposed development include off-white cement plaster exterior walls accented with limestone veneer, stained wood vertical siding for the ADU and portions of the main dwelling, dark aluminum door and window frames, corten steel planters, “Class A” tar and gravel rooftop balcony and dark grey standing seam zinc roof.
- Condition No. 5 requiring an exterior lighting plan has been applied, which shall ensure compliance with the previously mentioned Scenic and Visual Resources Policies and regulations.

Tree Removal

The project includes the removal of two protected Coast live oak trees, the development has been designed to minimize tree removal. Pursuant to DMF CIP section 20.147.050, a Coastal Development Permit has been applied to this project. In addition to applying the Coastal Development Permit, the project is subject to two tree protection and replacement conditions, Condition Nos. 6 and 7. These conditions will ensure the applicant will protect the other sensitive tree species on the property during construction and replace the two trees proposed for removal. The arborist recommended a 1:1 replacement ratio, therefore two Coast live oak trees will be planted on the property. The proposed project complies with the regulations listed in DMF CIP section 20.147.050.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15302 of the CEQA Guidelines, “Replacement or Reconstruction”. This exemption applies to the replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This project qualifies for a Class 2 exemption because it is a demo/rebuild of a single-family dwelling in which the proposed development will be constructed over the existing main dwelling’s footprint.

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 January 5th, 2023 and voted 6-0 to recommend approval of the project as proposed.

Prepared by: Zoe Zepp, Assistant Planner x5198

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

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

Exhibit C - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; California Coastal Commission; Monterey County Regional Community Services District; HCD-Engineering Services; HCD-Environmental Services; Zoe Zepp, Planner; Anna Quenga, AICP, Principal Planner; Georges Daou Property Owner; Erik Dyar, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN220235