



County of Monterey

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

Board Report

File #: ZA 24-010, **Version:** 1

PLN230303 - COSTA DAN J & DENISE L TRS

Design Approval to allow the demolition of a 4,211 square feet single family dwelling and garage and construction of a 3,972 square feet two-story single family dwelling with a 726 square feet two-car garage, new driveway and new landscaping.

Project Location: 966 Coral Drive, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Find the project Categorical Exempt pursuant to Section 15302 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find that the project is replacement or reconstruction of a single-family dwelling which qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and no exceptions pursuant to Section 15300.2 can be made; and
- 2) Approve a Design Approval to allow the demolition of a 4,211 square feet single family dwelling and garage and construction of a 3,972 square feet two-story single family dwelling with a 726 square feet two-car garage, new driveway and new landscaping.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

PROJECT INFORMATION:

Agent: Brittney Schloss/Evan Zeff

Project Owner: Dan and Denise Costa

APN: 007-255-021-000

Zoning: Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES)

Parcel Size: 13,500 sq. ft.

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant proposes demolition of an existing 4,211 square foot single family dwelling and garage and construction of a 3,973 square foot single family dwelling with a 726 square foot two car garage, new driveway and landscaping on a 13,500 square foot lot in the Del Monte Forest (Inland). The project site is located approximately 0.3 miles east of 17 Mile Drive and approximately 0.3 miles from Monterey Peninsula Country Club (MPCC) in a developed residential neighborhood. The property is zoned for Medium Density Residential use, which lists development of single family dwellings as an allowed use. However, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development, which is the reason this application has been brought to the Zoning Administrator.

DISCUSSION:

Archaeology

The project is located within a high archaeological zone. An Archaeological Report Waiver application was submitted on December 8, 2023. It indicates that the proposed development is to be built in the same footprint

as the existing structure. The proposed development will use a raised foundation on piers of 4-5 feet excavation depth, which is the same as the existing foundation. There will be no changes to the existing sewer connections. There will be no construction in non-disturbed areas. Based upon these propositions, the Archaeological Report Waiver Application was approved on January 18, 2024. A condition of approval (**Condition No. 3**) was applied to this project to include language directing the contractor to stop work within 50 meters (165 feet) if resources are unexpectedly uncovered during construction and to immediately contact Monterey County HCD-Planning and qualified archaeologist.

Development Standards

The applicable development standards include special regulations for the Medium Density Residential (MDR) zoning district within the inland area of Del Monte Forest, as identified in Monterey County Code (MCC) Section 21.12.070. These standards require special setbacks for the main dwelling of: 20 feet (front), 10 feet (rear) and 10 feet for 1st story and 20 feet for 2nd story (sides). The proposed dwelling has a 20 foot front, 10 foot rear, a 10 foot 1st story side and 20 foot 2nd story sides setbacks.

Maximum allowed structure height is 27 feet and the proposed height for the single-family dwelling is 27 feet. Therefore, a standard condition of approval has been applied requiring the owner/applicant to verify the height of the structure throughout the construction process. The allowed maximum site coverage and floor area ratio (FAR) in the MDR district is 35 percent on lots with 4 units per acre. The property is 13,500 square feet, which would allow site coverage and FAR of 4,726 square feet. The proposed single-family dwelling unit and garage would result in site coverage of 4,699 square feet or 35 percent, and FAR of 4,699 square feet or 35%. Therefore, as proposed, the project meets all required development standards.

Design Review

The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot. No tree removal has been proposed, there are no slopes in excess of 25% on the property, and the development will not adversely affect resources at the site or be adversely affected by those resources.

The proposed residence is comparable with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,000-6,000 square feet within a one-mile radius. The architectural style of the neighborhood is comprised of various styles ranging from traditional California Craftsman to Spanish Revival. The proposed dwelling incorporates architectural aesthetics of contemporary style. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include stone and stucco walls, driftwood doors, gates and canopies, and bronze metal roofing.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement and reconstruction of existing structures and facilities 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. The project involves the replacement of a single family dwelling. Therefore, the proposed development is consistent with the parameters of a Class 2 exemption. There are no exceptions pursuant to Section 15300.2. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, or development located within a scenic highway. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other agency reviewed this project.

LUAC:

The project was sent to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 18, 2024 (**Exhibit D**). The LUAC members expressed concern for the proximity of landscaping elements to the proposed structures and advised checking fire codes and revising accordingly. The agent agreed to review the landscaping with the architect and to make any needed adjustments.

The LUAC ultimately voted 7-0 to support the project as proposed with recommendations.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Anna Quenga, AICP, 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 Plan, Floor Plans, Elevations

Exhibit C - Vicinity Map

Exhibit D - Del Monte LUAC Minutes

Exhibit E - Water Entitlement

cc: Front Counter Copy; Benjamin Moulton, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Dan & Denise Costa, Property Owners; Brittney Schloss/BLS Permit Facilitation, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN230303.