



County of Monterey

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

Board Report

File #: PC 22-076, **Version:** 1

PLN210191 - DAVIS KELLY TR

Continued from August 24, 2022 - Public hearing to consider construction of a 3,646 square foot single family dwelling, an attached 476 square foot attached garage, an attached 344 square foot guesthouse over a 398 square foot storage area, and associated site improvement including less than 120 square feet of development on slopes exceeding 30% and removal of 10 non-native trees.

Project Location: 1458 Riata Road, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA Action: Categorically Exempt per Section 15303 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the California Environmental Quality Act and none of the exceptions under Section 150300.2 apply; and
2. Approve Coastal Administrative Permit & Design Approval to allow construction of an approximately 4,122 square foot single family dwelling inclusive of an attached 476 square foot garage and associated site improvements; a Coastal Administrative Permit & Design Approval to allow construction of an attached 344 square foot guesthouse over a 398 square foot storage area; and a Coastal Administrative Permit to allow less than 120 square feet of development on slopes exceeding 30%.

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

PROJECT INFORMATION:

Project Owner: Davis Kelly TR

Agent: David Stocker

APN: 008-332-019-000

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control overlay in the Coastal Zone or "LDR/1.5-D (CZ)".

Parcel Size: 30,785 square feet

Flagged and Staked: Yes

SUMMARY:

On August 24, 2022, the Monterey County Planning Commission considered the proposed project. At this hearing, staff recommended denial of the proposed project due to finding that trellises and similar accessory structures should be counted towards building site coverage. After deliberation, public testimony, and consideration of staff's recommendation, the Monterey County Planning Commission directed staff to return on September 14, 2022, with the necessary findings for approval of the project. Staff is now returning with a revised resolution that reflects the August 24, 2022 hearing.

As a reminder, the subject parcel is located at 1458 Riata Road, Pebble Beach, on the corner of Riata Road and Alvarado Road, within the Del Monte Forest Land Use Plan, Coastal Zone. The property owner proposes construction of a 3,646 square foot one-story single-family dwelling, an attached 476 square foot attached

garage, and construction of a 344 square foot guesthouse over a 398 square foot storage area, attached to the single-family dwelling by an arbor. Associated site improvements include a new driveway, less than 120 square feet of development on slopes in excess of 30% and removal of 10 non-native trees. A 3,099 square foot single family dwelling on the property was previously permitted for demolition under file number PLN210002, (Resolution Number: 21-026), however, the home has not been demolished to date. The proposed dwelling would replace the dwelling previously permitted for demolition.

DISCUSSION:

Development Standards

Development Standards. The development standards for the Low-Density Residential Zoning District are identified in MCC Section 20.14.060. The maximum allowed height for main structures in the LDR zoning district is 30 feet above average natural grade. The proposed main dwelling would have a top ridge height of approximately 25 feet 2 inches above average natural grade. Pursuant to MCC 20.62.030.d, because the guesthouse is attached to the main residence via an arbor, it is subject to the same height requirements as the main structure. The proposed guesthouse would have a top ridge height of approximately 17 feet above average natural grade.

The minimum required setbacks for main structures are 30 feet (front), 20 feet (sides), and 20 feet (rear). The proposed guesthouse and storage structure will be attached to the main residence via an arbor and therefore pursuant to MCC 20.62.040.k, it is subject to the same setback requirements as the main structure. The subject property qualifies as a corner lot and therefore the front setback applies along Riata Road (northeast) and Alvarado Lane (southeast), and the side and rear setbacks shall be measures from the adjoining property lines (northwest and southwest). The proposed residence and guesthouse will have front setbacks of setback 36.14 feet and 30 feet. side and rear setbacks 20.91 feet (northwest) and 31.04 feet (southwest). The proposed development meets all minimum setback requirements.

The allowed maximum floor area ratio (FAR) and site coverage is 17.5% and 15%, respectively. The subject property is 30,785 square feet, which allows a FAR of 5,387.37 square feet and a site coverage of 4,615.75 square feet. The property is currently developed with a 3,099 square foot single family dwelling and attached garage resulting in a FAR and site coverage of 10%. Although this demolition was approved under Resolution No. 21-026, demolition not occurred as of date. The project results in FAR of 4,864 square feet (15.8%) and site coverage of 4,612 square feet (14.98%).

The building site coverage calculation includes the proposed residence (3,646 square feet), attached garage (476 square feet), the guesthouse/storage structure (407 square feet), and eaves over 30 inches (83 square feet). Based on the direction provided by the Planning Commission on August 24, 2022, the 1,350 square feet of trellises and arbor are not included in the building site coverage calculation, in this case. Staff has focused this report and resolution on review of this application. In this case, the proposed design of the structure is appropriate for the site and its surroundings.

Although the Planning Commission's review of this project is not reliant upon the need for a formal interpretation, during the August 24, 2022 Planning Commission hearing it was suggested that staff return with a building site coverage interpretation. A formal interpretation could act as an interim measure to a potential Zoning Code amendment that may provide flexibility for accessory structures to exceed the allowable building site coverage. Staff is including the original draft denial resolution if the Planning Commission wish to alter its position. Alternatively, the Planning Commission could elect to table or continue the matter until such time that the formal building site coverage interpretation to avoid putting the cart before the horse.

Design Review

The colors of the proposed development consist of a white smooth stucco and red cedar horizontal wood siding, black steel windows and doors, and grey metal roofing. These colors and materials are consistent and compatible with residences in the surrounding area, which contains electric architectural styles. Therefore, as proposed, the project is consistent with the Design Approval criteria contained in MCC Chapter 21.44.

As depicted on Figure 3 of the DMF LUP, Visual Resources, the subject property is within the viewshed from Point Lobos but it's not in the viewshed from 17-Mile Dr. and designated vista points. A site visit on May 13, 2022, confirmed that the proposed development is not visible from 17-Mile Drive, Point Lobos or any vista point due to location and existing development and vegetation. The project does not block significant public views, nor does it significantly adversely impact public views and scenic character of 17-Mile Drive. Therefore, as proposed, the project would not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the DMF LUP.

Development on Slopes in Excess of 30%

As proposed, the project involves 62 square feet hardscape and landscaping walls on slopes in excess of 30%. Although this development is not an addition to the existing residence as that residence is slated to be demolished under Resolution No. 21-026, the proposed development on slopes meets the intent of MCC Section 20.64.230.C.2.d because the proposed development on slopes will be in addition to the proposed replacement residence. As proposed, the project limits the required development on slopes in excess of 30%.

CEQA:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including single family dwellings and accessory structures. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project involves the construction of a single-family dwelling and attached guesthouse over a storage structure, and site improvements. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption.

OTHER AGENCY INVOLVEMENT:

Housing and Community Development - Environmental Services

Housing and Community Development - Engineering Services

Environmental Health Bureau

Pebble Beach Community Services District - Fire Protection District

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on August 4, 2022, voted 7 - 0, with one absent member, to support the project with the change that the County of Monterey and the Applicant come to an agreement or conclusion regarding building site coverage and trellises. Per the Planning Commission's August 24, 2022 direction, the proposed trellis and arbor are appropriate in this case.

Prepared by: Fionna Jensen, Associate Planner, x6407

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Craig Spencer, HCD Chief of Planning

The following attachments are file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Approval Resolution, including:

- Draft Conditions of Approval
- Site Plan, Floor Plans, and Elevations

Exhibit C - Draft Denial Resolution

Exhibit D - Del Monte Forest LUAC Minutes (August 4, 2022)

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Services District (Fire Protection District); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Fionna Jensen, Associate Planner; Anna Quenga, AICP, Principal Planner; Kelly Davis TR , Property Owner; David Stocker, Agent; The Open Monterey Project (Molly Erickson); Lan