



County of Monterey

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

Board Report

File #: ZA 22-047, **Version:** 1

PLN220066 - LO & APPELIN

Public hearing to consider a demolition of an existing 2,855 square foot single family dwelling with an attached garage & construction of 7,425 square foot multi-story single family dwelling, a 1,566 square feet garage, a 512 square foot pool house and a 836 square foot pool on slopes exceeding 30 percent.

Project Location: 1508 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-222-014-000), Del Monte Forest, Coastal Zone

Proposed CEQA Action: Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the CEQA Guidelines

RECOMMENDATIONS

It is recommended that the Zoning Administrator:

- a. Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302 of the CEQA Guidelines; and
- b. Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow demolition of an existing 2,855 square foot single family dwelling with an attached garage & construction of 7,425 square foot multi-story single family dwelling with basement, 1,566 square foot garage, a 512 square foot pool house and a 836 square foot pool; and
 2. Coastal Development Permit to allow development on slopes exceeding 30 percent.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 7 conditions.

PROJECT INFORMATION

Property Owner: Jennifer Lo & Eric Appelin

Agent: James Smith

APN: 008-222-014-000

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/1.5-D(CZ)]

Parcel Size: 55,653 square feet (Approx. 1.278 acres)

Plan Area: Del Monte Forest

Flagged and Staked: Yes

SUMMARY

The project is located 1.4 miles west of Scenic Highway 68 (Holman Highway) and approximately half of a mile south of Poppy Hills Golf Course Country Club in the Del Monte Forest. The property is 1.278 acres in size and is zoned for low density residential, which allows development of single-family residential uses. The site contains a single family dwelling, mature pine trees and ornamental landscaping. The surrounding parcels are developed with single-family houses. The project includes demolition of a 2,855 square foot single family dwelling with an attached garage. The proposed project consists of a new 7,425 square foot multi-story single

family dwelling with basement, 1,566 square feet garage, a 512 square foot pool house and a 836 square foot pool. The residential additions will expand beyond the existing footprint and require additional ground disturbance. However, only a small portion of development (approximately 207 sq. ft) will take place on slopes exceeding 30 percent.

Staff reviewed the application and found the project, as proposed, consistent with the Del Monte Forest Land Use Plan, with the incorporation of the recommended conditions of approval. Design of the home is appropriate for the site and surroundings making use of compatible colors and materials within the neighborhood. All site development standards adhere to the Zoning Code.

AREAS OF CONCERN/DISCUSSION

Development on Slopes Exceeding 30-percent.

Pursuant to the policies of the Del Monte Forest Land Use Plan and applicable CIP Sections 20.64.230 and 20.145.140.A.4, development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable land use plan. In this case, there are no feasible alternatives that would avoid development on slopes that exceed 30 percent. The property contains previous permitted residential development and the proposed project will be located within the existing footprint but will expand the living space into undisturbed areas. No other development on slopes exceeding 30-percent will be undertaken other than 207 square feet.

Design and Development Standards.

The applicable development standards include special regulations for the Low Density Residential (LDR) zoning district in the Del Monte Forest area as identified in Monterey County Code (MCC), Section 20.14.060. These standards require setbacks for the main dwelling of: 30 feet (front), 20 feet (rear) and 20 feet. The proposed single-family dwelling would have a front setback of 58 feet 3 inch, a rear setback of 117 feet 7 inches, and side setbacks of 20 feet 1 inch and 25 feet 9 inches. The maximum allowed height is 30 feet and the height of the proposed residence will be approximately 30 feet from average natural grade. The allowed building site coverage maximum is 15 percent. The building site is 55,653 square feet, which would allow site coverage of 8,348 square feet. As proposed, the project would result in coverage of 8,280 square feet (14.8 percent). The floor area ratio (FAR) maximum is 17.5% which equates to 9,739 sq. ft. and the proposed FAR is 9,503 sq. ft. (17%)

The project site is subject to Design Control standards contained in Title 20, Chapter 20.44. The purpose of the Design Control district is to review siting, design, colors, and materials to ensure that the development will blend with the site and the surrounding neighborhood. The project includes a Design Approval and the requirements to grant the Design Approval are met in this case. Colors and materials at the site are consistent with the surrounding area and neighborhood character. The project has been designed to blend with the natural environment consistent with other homes in the Del Monte Forest. The multi-level traditional bungalow/craftsman architectural style incorporates natural mixed materials with a twist of a modern accents. Colors and materials comprised of blueish gray railings and Tesla solar tile roofing, off-white siding and trim and natural exterior stone accents.

The proposed dwelling is 1.4 miles west of Highway 1 and will not be visible from Highway 1 Critical Viewshed, nor any public viewing areas. Furthermore, the residence is screened by existing topography and heavily covered by mature vegetation and trees surrounding the development.

Historical.

The existing structure was constructed in 1957 but has been altered in 1962 and 1966. When a project has the potential to adversely affect a building, site, object or structure over 50 years old, the Planning department requires the applicant to hire a qualified historic consultant to prepare a phase one assessment. A Phase-1 historical report (LIB220180) was prepared and submitted by Seth Bergstein at PAST Consultants, LLC, dated May 15, 2022, indicating that the structure lacks historic significance and physical integrity. The subject property does not meet the necessary criterion for listing in the National or California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places, and therefore would not be considered as a historic resource as defined by CEQA.

Fire Safety and Fuel Management.

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. Monterey County Regional Fire Protection Department has reviewed the project without imposing any additional conditions of approval on top of these state requirements. A Fuel Management Plan was submitted as part of the application demonstrating the required 30' fuel defensible space for all sides of the structures or property lines, whichever is closer. Additionally, fire resistant construction materials, such as Class A solar tile roofing with exterior stone finish were chosen due to the high fire hazard risk of this parcel. Lastly, a fire hydrant connection is approximately 200 feet from the driveway and the fire station is 1.2 miles away from the subject property.

Staff conducted site visits on September 8, 2022. The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot. The project will not have a substantial adverse visual impact from Highway 1 or any other public roads.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement or 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; therefore, the project is consistent with the threshold set out in Section 15302 of the CEQA Guidelines. None of the exceptions found in Section 15300.2 apply to the project site, in so much as the project is not located in an area of critical concern, would not pose a cumulative impact, would not result in damage to scenic resources (trees, historic buildings, rock outcroppings, or similar resources) along a scenic highway, and would not be located on or near a hazardous materials site.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- HCD-Environmental Services
- HCD-Engineering Services
- Carmel Highlands Fire Protection District

Land Use Advisory Committee

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on September 15, 2022. The LUAC voted unanimously (7 yes, 0 no, and 1 absent) to support the project as proposed. No members of the public commented on the project, and the LUAC raised no concerns regarding the project (**Exhibit E**).

Prepared by: Son Pham-Gallardo, Senior Planner

Reviewed by: Anna Quenga, AICP, Principal Planner

Approved by: Erik Lundquist, AICP, HCD Director

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Project Plans
- Colors & Materials

Exhibit C - Vicinity Map

Exhibit D - Historic Report (LIB220180)

Exhibit E - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Zoning Administrator; California Coastal Commission; Erik Lundquist, HCD Director, Craig Spencer, HCD Chief of Planning; Anna Quenga, AICP, Principal Planner; Son Pham-Gallardo, Project Planner; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Appelin & Lo, Applicant/Owner; James Smith, Architecture, Architect; The Open Monterey Project (Molly Erickson); LandWatch (Director); Project File PLN220066.