



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 24-011

March 14, 2024

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN230136 - SEA PINES LLC

Construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with approximately 260 square feet of terraces. Project includes removal of two Monterey pine trees.

Project Location: 1139 Portola Rd, Pebble Beach

Proposed CEQA action: Find the project categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures, of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve a Combined Development Permit including:
 - 1) Coastal Administrative Permit and Design approval application to allow the construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with 257 square feet of terraces; and a
 - 2) Coastal Development Permit for the removal of two Monterey pine trees.

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

PROJECT INFORMATION

Agent: Julie Paulson, International Design Group

Property Owner: Sea Pines LLC

APN: 008-282-005-000

Parcel Size: 1.384 acres

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

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The addition includes a new second floor limited to two new rooms and a second floor deck. The downstairs addition adds an entry-room. The project also adds a new Accessory Dwelling Unit (ADU) on the parcel which meets State and County regulations and requires the removal of two Monterey pine trees. The tree removal is the minimum possible to build a 1,200 square-foot sized ADU on the parcel. Some of the new development can be seen from 17-Mile Drive near Fanshell Beach, as perceived from staff viewshed impact assessment with staking and flagging installed. The partial visibility does not cause a significant impact to public views for two reasons: distance and elevation. It is among other visible residences in the skyline to the east of 17-Mile Drive at a distance of approximately 0.33 miles south and inland. Also, the new roofline does not extend above the vegetated treeline behind it.

DISCUSSION

Monterey County Code (MCC) Chapter 20.14 establishes development standards for the Low Density Residential or “LDR” district, which apply to the subject parcel. Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The project meets the minimum required as existing; none of the setbacks are altered by the additions. The height will be 30 feet, meeting the maximum 30-foot height limitation for this zoning district. Therefore, a standard height verification condition has been applied to ensure the structure is constructed accordingly. The proposed ADU meets required setbacks with over 100 feet front, 26.5 feet side and a rear setback of 57 feet. The height meets the maximum 16-foot height limitation for single-story new ADUs. The maximum building site coverage is 15%, (9,043 square feet), and the project will have a 14.4% (8,708 square feet) building site coverage, including the ADU. The maximum floor area ratio is 17.5% (10,550 square feet), and the project will have a floor area ratio of 14.2% (8,585 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district per MCC section 20.14.060. The subject parcel is not within the Pescadero Watershed area of Pebble Beach.

The project is subject to the Design Control Zoning District (“D” district) standards found in to MCC Chapter 20.44, which provides regulations for review of the location, size, materials and colors of the structures to best protect of the public viewshed and neighborhood character. The development would include body colors and materials that match the existing: warm beige exterior stucco walls, simulated gray slate roof, and dark bronze metal clad doors and windows; dark brown gutters and downspouts are proposed to match existing (see **Exhibit B**, plans). Staff assessed visual impacts and neighborhood character of the project on October 10, 2023. The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.

Public Views and Viewshed

Del Monte Forest Land Use Plan (DMF LUP) Visual Resources - Figure 3 identifies the subject property just outside the public viewshed of 17-Mile Drive. The project site is not within areas defined

as “visually sensitive” in County GIS. In section 20.06.1275, Title 20 defines “substantial adverse visual impact” as “a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” The existing main dwelling and the area of its addition are within a developed neighborhood that is set inland south of the Cypress Point Golf Course area approximately 0.33 mile from public viewing areas on 17 Mile Drive and any potential visual impact is interrupted by many large trees around it and forest canopy behind it. From 17-Mile Drive, staff found that the staking and flagging presented a new roofline to the south (looking inland across the Cypress Point Golf Course) which would still blend with the existing rooflines and trees around the site. Once constructed, the dwelling will stand out more than before within the neighborhood because the project adds a second floor to the existing dwelling. However, as designed the project is consistent with the neighborhood character and would not block significant public views of the beach, ocean or the dunes. Any new lighting for the addition is required to follow the dark sky regulations for the County per Condition No. 7. The additions do not present exceptional bulk or height beyond the existing dwellings within the viewshed from the Fanshell Beach location. Staff did not find the staking and flagging to be visible from any other public viewing area due to trees in line of sight and distance. Therefore, the project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources.

Available Services

Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by the Pebble Beach Community Services District. The existing water fixture unit count of 32 will be increased to 54. The applicants purchased some additional water credits when planning an addition in 2015 that was not completed; they may need to purchase additional credits for the ADU. Therefore, both potable water and wastewater services can serve the project.

Tree Removal

Vegetation on the subject parcel consists of upper-canopy Monterey pine (*Pinus radiata*) and lower-canopy coast live oak (*Quercus agrifolia*) and Monterey cypress (*Cupressus macrocarpa*) as well as introduced redwood (*Sempervirens spp.*) and various ornamental bushes. Because the staking and flagging showed development could impact several trees, an Arborist report was required. The Arborist report by Rob Thompson (January 15, 2024, HCD Library No. LIB240017) found two 10-inch diameter Monterey pine trees would require removal for the construction of the ADU. The arborist recommended tree and root protection and suggested that the two trees removed may be replaced with 5 to 15 gallon saplings of Monterey pine or Monterey cypress. Conditions of approval have been added to the project based on these recommendations (Condition Nos. 5, 6 and 9). Staff also applied a standard raptor and passerine pre-construction survey condition (Condition No. 8). As conditioned, the project is consistent with DMF LUP Forest Resources policies and regulations of the Coastal Implementation Plan. The proposed ADU is sited with the development envelope of the parcel and minimizes the potential impacts to trees. If tree removal were considered an environmental constraint, then the Zoning Administrator may require all tree removal be avoided by reducing the size of the ADU to 850 square feet (Government Code Section 65852.2).

No Archaeological Resources Anticipated

An archaeological report (Doane and Breschini, May 1, 2015) was prepared and provided to HCD-Planning. The report concluded that there were no significant archaeological resources identified on the subject property and the closest prehistoric site is over 750 feet away from the construction site. The subject parcel was methodically inspected for evidence of prehistoric or historic material remains. This site survey did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. The Archaeologists did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractors to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3).

Not an Historic Resource

The subject property is within Pebble Beach and guidance for Historic Resources has been prepared for the area in the form of the Historic Context Statement User Guide (HCS User Guide), published September 13, 2013, by Page and Turnbull. The HCS User Guide identifies construction of the post-war period as plentiful. The HCS User Guide offers criteria for evaluating the significance and integrity of potential historic resources in Pebble Beach. The project architect and Planning staff did not find the current structure to be notable construction or a building of historic importance. It was originally built in 1955. It has been changed by a substantial addition in 2016 (PLN150302/15CP01851). There is no information that was brought forward during project review to indicate that the owners should be required to preserve the structure as it currently is.

LUAC:

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) because it is a project in a Design Control overlay district. At a duly-noticed public meeting on September 21, 2023, at which all persons had the opportunity to be heard, the LUAC voted 7 in favor - 0 against in the recommendation to the Zoning Administrator to support the project as proposed. One LUAC member was absent. There were no public comments on the project. **(Exhibit C).**

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Service District
- California Coastal Commission

The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

Prepared by: Mary Israel, Supervising Planner, x.5183

Reviewed and approved by: Anna Ginette Quenga AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Grading, Drainage and Erosion Control Plan, Construction Management Plan
- Colors and Materials

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Visual Impact Assessment, Staking and Flagging Photographs

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Ginette Quenga, AICP, Principal Planner; Sea Pines LLC, Property Owner; Julie Paulson, Agent; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230136