



# Monterey County Planning Commission

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

**Agenda Item No. 2**  
**Legistar File Number: PC 21-061**

August 11, 2021

**Introduced:** 8/4/2021

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** Planning Item

## **PLN200300 - CONANT LLC**

Public hearing to consider a Combined Development Permit to allow the repair and alteration of siding, doors, and windows on a historic single-family dwelling; demolition of a detached two-story guesthouse including after the fact approval of the demolition of the second story of the guesthouse and completion of the demolition of the lower-level; construction of a new 844 square foot guesthouse/pool house in the same location as guesthouse being demolished; property improvements consisting of a new garage roof and door installation, construction of a new outdoor pool and outdoor garden area; and development within 750 feet of archaeological resource.

**Project Location:** 48158 Highway 1 (APN 420-171-014-000), Coastlands, Big Sur Coast Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

## RECOMMENDATIONS

It is recommended that the Planning Commission:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and there are no exceptions to the exemption; and
- b. Approve a Combined Development Permit consisting of:
  - 1) Coastal Development Permit to allow for repairs and alterations to an historic single-family dwelling including replacement of siding, doors, windows, a new garage roof and garage door;
  - 2) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
  - 3) Coastal Administrative Permit and Design Approval to allow for demolition of a detached two-story guesthouse including after-the-fact approval of the demolition of the second story and completion of the demolition of the lower-level; construction of a new 844 square foot guesthouse/pool house in the same location as the guesthouse being demolished, and construction of a new outdoor pool and garden area.

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

## PROJECT INFORMATION

**Property Owner:** Conant LLC.

**Agent:** Studio Carver Architects

**APN:** 420-171-014-000

**Zoning:** RDR/40-D(CZ) Rural Density Residential, Design Control Overlay, (Coastal Zone)

**Flagged and Staked:** Yes

### SUMMARY

This project includes two Coastal Development Permits, one being for the repairs on a historic home and the one for being within 750 feet of an archaeological resource. The project also includes a Design Approval because of location within a Design Control District. Staff has reviewed the project and found it consistent with the relevant policies of the Big Sur Land Use Plan and implementation plans. The project will not adversely affect coastal resources, the design and materials are appropriate for the site and surroundings, changes have been found to be consistent with the Secretary of the Interior's standards for rehabilitation of historic resources, and the project is not anticipated to impact archaeological resources.

Staff has worked with the applicant on several iterations of the proposal before arriving at this hearing. Beginning in September of 2020, a building permit was issued for a reroof of the house and guesthouse. According to the applicant, after removing the existing roof on the guesthouse, termite damage and rot were evident, and the scope of the project evolved into removal of rafters and most of the second story of the existing guesthouse. This permit includes after the fact approval of that demolition and demolition of the remaining portions of that guesthouse. Original plans proposed to reconstruct the two-story guesthouse. The original structure included two separate guest units, one on the first and one on the second floors. Current County code restricts guesthouses to one per lot and a maximum of 425 square feet (Title 20, Coastal zoning ordinance). The existing guesthouse is/was non-conforming to the current regulations and could not be reconstructed without other forms of approval. Additionally, the guesthouse is not considered historic (as is the main house) so historic preservation exceptions to zoning regulations do not apply to that structure. After review options, the applicant then proposed to build an accessory dwelling unit (ADU) and separate detached guesthouse but abandoned those plans due to costs associated with upgrades to the septic system triggered by that proposal. Ultimately, a single-story guesthouse 422 square feet in size and attached approximately 422 square foot pool house in the same general location as the demolished guesthouse was settled on and is reflected in the proposed permit.

The project was referred to the Historic Resources Review Board (on April 1, 2021) and the Big Sur Land Use Advisory Committee (April 13, 2021). Both HHRB and LUAC recommended approval of the project as proposed.

### DISCUSSION

#### Project Location and Setting:

The subject parcel is located west of Highway 1 and is accessed via Coastlands Road (a private road off Highway 1). The subject parcel is designated as Rural Density Residential (RDR) 40 acres per unit, with a Design Control District (D), in the Coastal Zone (CZ) (RDR/40-D (CZ)). There are existing single family homes to the north, east, south, and west of the property. The setting is rural landscape with native vegetation and the location is above the sea along the Big Sur coastline.

#### Historic Resources and Project Design

The existing property includes one single-family home, one garage, one two level guesthouse (upper

level demolished), deck space on the guesthouse, and an outdoor hot tub. The existing residence is a 1933 one story, wood-framed Western Ranch House Style Residence that has been found to be eligible for listing and an historic structure. The exterior includes vertical board and batten. The façade includes undated wood post trellis and wide fascia boards. There is also an existing brick chimney. The roof covering on the main section of the home is composition shingles.

The proposed changes to the main home include repair to some of the historic windows and minor reconfiguration of windows and doors. No mitigation measures were recommended per the Historic Assessment (LIB210036), dated December 28, 2020. Also per the Historic Assessment, the project, as proposed, appears to be in conformance with the Secretary of Interior's (SOI) Standards for Treatment of Historic Properties under the Standard for Rehabilitation. The conclusion of the historic report was supported by the Historic Resources Review Board. Projects that are consistent with the SOI standards for rehabilitation are considered to retain the historic integrity of the structure while incorporating sensitive changes that make it fit modern living conditions and standards.

The guesthouse was not found to be part of the original historic character. The two-story, nonconforming guesthouse would be demolished and replaced with a new, conforming guesthouse/pool house structure in its place. The new guesthouse will maintain a lower profile than the structure removed and as such, will not impact views from Highway 1 or the surrounding areas.

#### Cultural Resources

The project site is in an area identified in County records as having a high archaeological sensitivity. A Preliminary Cultural Resources Reconnaissance (LIB210036) prepared in March 2021 for the site indicated that the nearest archeological site is within 650 feet from the parcel. However, the report concluded that there is no surface evidence of potentially significant archaeological resources within the project area. The report concludes that there is no reason to delay the project due to archeological concerns. Also, the majority of the footprint area of proposed development has been disturbed by previous landscape development. Staff has added a standard condition of approval that requires work to stop and the Planning Department to be contacted if unexpected resources are discovered during construction.

#### ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project. California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3 (a) and (e) categorically exempts one single-family residence, second dwelling units, and accessory structures from review. The proposed project involves repair and alteration of a single-family dwelling; demolition of a detached two-level guesthouse; construction of a 422 square foot guesthouse with an attached 422 square foot pool house (combined total of 844 square feet for the guesthouse/poolhouse structure), and is therefore consistent with the parameters of the Class 3 categorical exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

Though the project does involve a resource that is eligible for listing on the Monterey County Register of Historic Resources, the project will conform with the Secretary of Interior's Standards for Treatment of Historic Properties under the Standard for Rehabilitation. Projects consistent with the

Secretary of the Interior's Standards can also be categorically exempt per Section 15331 of the CEQA Guidelines. There is no other unusual circumstance applicable to this project that distinguishes the project from the exempt class.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau  
Public Works  
Environmental Services  
Carmel Protection Fire Association

Prepared by: Sandra Villatoro, Assistant Planner, 831-755-5124

Reviewed by: Craig Spencer, HCD Planning Services Manager

Approved by: Erik V. Lundquist, AICP, HCD Director

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Project Plans
- Transposed View of Existing and Proposed Guesthouse (elevations)

Exhibit C - Vicinity Map

Exhibit D - Big Sur LUAC minutes

Exhibit E - Historic Resources Review Resolution

Exhibit F - Focused Phase II Historic Assessment

cc: Front Counter Copy; California Coastal Commission; Erik V. Lundquist, HCD Director; Anna Quenga, Planning Services Manager; Craig Spencer, Planning Services Manager; Sandra Villatoro, Project Planner; Public Works, Facilities, and Parks; Environmental Health Bureau; Environmental Services; Fire Protection District; Pam Conant, Applicant/Owner; Robert Carver, Agent; Studio Carver Architects, Agent; Karl Vogel, Interested Party; Project File PLN200300