



Monterey County Zoning Administrator

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

Agenda Item No. 1
Legistar File Number: ZA 21-001

January 28, 2021

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Matter Type: Zoning Administrator

PLN200191-TEH

Public hearing to consider the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage.

Project Location: 1031 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption 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 qualify as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage.

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

PROJECT INFORMATION:

Agent: James Smith

Project Owner: Julian Teh

APNs: 007-322-005-000

Zoning: MDR/B-6-D-RES

Parcel Size: 9,605 sq. ft.

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant proposes demolition of the existing 2,461 single family dwelling with an attached garage and construction of a 2,801 sq. ft one story single-family dwelling inclusive of an attached garage on a 9,605 square foot lot in the Del Monte Forest. The project site is located less than a quarter of a mile (0.20) east of 17 Mile Drive and approximately 200' from Monterey Peninsula Country Club in a developed residential neighborhood. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant 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, a preliminary archeological report (LIB200176) prepared by John Schlagheck dated September 12, 2018 was submitted. However, it didn't meet the report standards and contents requirements of a Phase I archaeological report. Therefore, an updated Phase I archaeological report (LIB200252) prepared by Dana Supernowicz dated December 2020 was later submitted and concluded that there is no surface evidence of potentially significant archaeological resources on this parcel. Recommendations were made that any future construction projects on this parcel should not be delayed for archaeological reasons. 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) of uncovered resource, immediately contact Monterey County RMA-Planning, a Tribal Council Representative and qualified archaeologist.

Development Standards

The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear) and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 12 feet (sides).

Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 27 feet. A condition of approval has been added to verify the height of the structure prior to final building permits being issued (**Condition No. 7**). The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,605 square feet, which would allow site coverage of 3,362 square feet. The proposed single-family dwelling unit and garage would result in site coverage of 3,354 square feet or 34.9 percent. 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, slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,000-3,000 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 neighborhood is in transition in terms of development, composed of new designs mixed in with the old. The proposed dwelling incorporates architectural aesthetics of contemporary style with a touch of traditional accents. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include off white plaster walls, dark brown clad windows and doors, carmel stone veneer and natural brown wood shingles roofing.

Historical

The existing structure was constructed in 1950. CEQA guidelines, PRC Sec.21084.1 requires all

properties fifty years of age or older to be reviewed for potential historic significance. A Phase-1 historical report (LIB200177) was prepared and submitted by Kent Seavy, dated September 10, 2018 indicating that the structure lacks both historic integrity and significance. The subject property does not meet the necessary criterion for listing in the 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.

ENVIRONMENTAL REVIEW:

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 this Class 2 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

LUAC

The project was sent to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on October 15th, 2020. Due to the moderate and high fire hazard risk pertaining to the subject parcel, the LUAC members expressed concerns with the wood roofing materials proposed and recommends all new construction comply with the current Class A roofing material in order to meet the current building codes in Del Monte Forest. The agent has since updated the plans to reflect that the roofing material will be rated Class A, non-flammable due to California's Fire Code. In addition, A Fuel Management Plan is included as part of the project which demonstrates the 30' fuel defensible space for all sides of the structures or property lines, whichever is closer (**Exhibit E**).

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

Prepared by: Son Pham-Gallardo, Associate Planner, x5226

Reviewed by: Brandon Swanson, HCD Planning Services Manager

Approved by: Carl P. Holm, AICP, HCD Director

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
- Color and Material Finishes

Exhibit C - Vicinity Map

Exhibit D - Del Monte LUAC Minutes

Exhibit E - Fuel Management Plan
Exhibit F - Historic Report (LIB200177)

cc: Front Counter Copy; Son Pham-Gallardo, Associate Planner; Brandon Swanson, RMA Services Manager; Julian Teh, Property Owner; James Smith, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200191.