

# Exhibit B

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## **EXHIBIT B DISCUSSION**

The subject property is within an established neighborhood located less than one mile southeast of Carmel Valley Village. Development within the area consists of residential homes, rural in nature and setting, yet compact due to similar site constraints. Many structures are located well within the front setback to avoid development adjacent to Hitchcock Canyon Creek on the west or slopes in excess of 30% on the east.

An existing 554 square foot cabin built around 1949 would be demolished to make way for a new 1,464 square foot residence and attached 375 square foot garage. Associated grading consists of approximately 38 cubic yards of cut and 30 cubic yards of fill.

New construction will be within the same location as the existing house. However, the proposed residence will have a larger footprint and a new 70 foot linear wall to provide privacy along a portion of the front of the dwelling. Impact areas resulting from new construction have been previously disturbed from either construction of the existing house or historical grading of the area to create Southbank Road.

The portion of Hitchcock Canyon Creek adjacent to the proposed development contains very little resemblance of a natural creekbed. Both banks of the stream have been reinforced over the years with the placement of rocks and concrete.

### Consistency:

The proposed project is consistent with policies set forth in the 2010 Monterey County General Plan, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). The proposed project meets the height and lot coverage requirements of the Low Density Residential zoning district. However, as discussed below, the project requires a variance to front and rear yard setbacks. The proposed design of the single family residence and garage is low lying and incorporates simple features that would allow the structure to blend into the setting of the site; meeting policy CV-1.20 of the Carmel Valley Master Plan for siting, design, color, texture, access, and screening.

Water Resources Agency has reviewed the project to ensure the residence will obtain water through an existing connection provided by California American Water Company. Environmental Health Bureau has reviewed the project and has approved preliminary plans for an onsite septic system with an alternative system design due to soils and site constraints.

### Proposed Variance:

Due to the lot configuration and the location of Hitchcock Canyon Creek, development area of the site that is outside of the 30 foot front setback and 20 foot rear setback is 18 feet at the widest, with an average of approximately eight feet. The proposed development includes no further encroachment into the stream setback along the top of bank of Hitchcock Canyon Creek than existing.

Due to soils and site constraints, the applicant is required to install an onsite wastewater treatment system with an alternative design utilizing a subsurface drip dispersal system. The site

has been analyzed to evaluate and identify the most appropriate area for the system and the identified area for the subsurface drip dispersal is located on the southeastern portion of the property. Consequently, this is also the same area where development potential outside of the front and rear setback is at its widest.

Due to these constraints, the applicant requests a variance to the front setback by 20 feet, maintaining a front setback of 10 feet along Southbank Road. The majority of the proposed structure meets the required rear setback except for a portion of the structure that would maintain a 17 foot 6 inch setback.

#### Biological:

Hitchcock Canyon Creek runs along the western portion of the subject property and both existing and proposed development is located within 20 feet of the top of bank. Therefore, a Biological Report was submitted with the application to identify potential impacts to biological resources. The updated Biological Report, dated June 7, 2016, by Ed Mercurio concludes that there are no identified impacts or mitigations for biological resources.

During site reconnaissance, there were no sensitive habitats, sensitive plants species, or sensitive animal species observed. The Hitchcock Canyon Creek channel present on the subject property includes some plant species characteristic of riparian environments, specifically the sycamore alluvial woodland; however, a well developed riparian plant community is not present. The creek channel also poses a potential for aquatic habitat areas for special status species like the California red-legged frog which prefers breeding habitats with deep side pools containing emergent vegetation in flowing water. The creek area within the subject property has been previously disturbed and does not resemble the preferred breeding habitat. In addition, the biologist found the stream terrace area to have a very low value for upland habitat. Although no biological impacts were identified, the biologist recommends site development techniques designed to prevent any loose soil resulting from construction activities from entering the creek channel.

The project has been conditioned (Condition 11) to submit and erosion control plan for review and approval to the County. In addition, implementation of Conditions 12, 13, and 14 will ensure erosion control measures are in place before and during site disturbance.

#### Design Review:

The design review for the project takes into account the site plan, architecture, and lighting to implement the visual resource policies of the 2010 Monterey County General Plan and Carmel Valley Master Plan. These are addressed as follows:

1. Site Design

The Monterey County Geographic Information System indicates that the subject property is located within a visually sensitive area. Implementation of 2010 General Plan Policy OS-1.2 requires development in such areas to be subordinate to the natural features of the area. As discussed above, the proposed location of the structures were due to the constraints of the site. Therefore, siting and design of property improvements are most ideal. Pushing the structures west would result in impacts to the Hitchcock Canyon Creek and pushing the

structures south would impact the area for wastewater disposal. The only other alternative to site design would be no increase in footprint than what already exists. Unfortunately, this does not meet the needs of the property owner. As a result, the applicant has elected to address these visual resource policies through the architectural design of the structures.

2. Architectural Design

Policy CV-1.20 of the Carmel Valley Master Plan requires development to be visually compatible with the surrounding areas or enhance the quality of areas that have been degraded by existing development. An effort to meet this policy has been addressed through the proposed size and design of the structures. The existing cabin to be demolished was conventionally built, small in size, and contains simple design features such as vertical board-and-batten wood siding overhanging roof eaves with exposed rafter tails. Overtime, the structure has deteriorated; although, not a blight, the structure does not contribute to the scenic quality of the area. Replacement with a new residence would allow an improvement to the scenic quality. The proposed residence has a similar low-lying feeling with a maximum height approximately 15 feet lower than the maximum allowed. This will allow the structure to maintain the existing vertical disturbance on the property without creating a greater impact. The proposed architectural design is contemporary as opposed to the vernacular architecture of the existing cabin. The difference in design style does not immediately mean the new structure is not visually compatible with the area. Overall, the proposed design uses simple “clean” features that do not immediately call attention to the structure causing it to stand out or become insubordinate. Due to the subdued color choices and minimalist design, the proposed structure is found to be consistent with the spirit of both Policy OS-1.2 and CV-1.20.

3. Lighting

A preliminary lighting plan submitted with the application incorporates the use of recessed light fixtures for exterior lights. Implementation of this plan would be consistent with 2010 General Plan Policy LU-1.13 as it would result in the installation of exterior lights that are downlit and off-site glare is controlled.

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