



Zoning Administrator

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN230053 - MARTIN GARY A TR

Public hearing to consider a remodel and addition to a legal non-conforming single family dwelling, legal non-conforming as to coverage and floor area ratio resulting in a reduction in lot coverage and floor area ratio. The project includes demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas, a 124 square foot addition, a new 140 square foot covered porch, replacement of all windows and exterior doors, exterior modifications to the dwelling and replace existing wood fence and gate at front with wrought iron.

Project Location: 3945 Ronda Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Find the project exempt from CEQA pursuant to section 15301 of the CEQA Guidelines, existing structures, and no exceptions to the exemptions pursuant to section 15300.2 can be made; and
2. Approving a Coastal Development Permit and Design Approval to allow a remodel and addition to a legal non-conforming structure, legal non-conforming as to lot coverage and floor area ratio, resulting in a reduction in lot coverage and floor area ratio. The project consisting of demolition of 78 square feet of livable area, demolition of 427 square feet of other coverage areas (decks, landings and porches, all over 24-inches, and a shed), replacement of all windows and exterior doors, removal of stone cladding at front elevation, and the replacement of a wood fence and gate with stucco pillars with a wrought iron fence and gate with stone clad pillars.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 3 conditions of approval.

PROJECT INFORMATION:

Agent: Bill Mefford

Property Owner: Martin Gary A TR

APN: 008-221-017-000

Parcel Size: 25,526 Square Feet (0.586 Acres)

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

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located at 3945 Ronda Road, Pebble Beach, within an established residential neighborhood. This lot is subject to the policies of the Del Monte Forest Land Use Plan. The proposed project includes the addition of 124 square foot to existing kitchen, a 140 square foot front covered porch, removal of 38 square feet at hallway, removal of a 48 square foot shed, removal of a 40 square foot utility room, replace all windows and exterior doors, remove stone cladding at front elevation, remove stucco cap from fence piers and add stone cladding and wrought iron fence. The subject property is served potable water by California American Water and sewage services from the Pebble Beach Community Services District.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (DMF LUP), Monterey County Coastal Implementation Plan (CIP, Part 5), and Zoning Ordinance (Title 20).

DISCUSSION:

Design Review

The property is subject to the Design Control or “D” overlay zoning district regulations which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials will match the existing single-family dwelling on the property, maintaining the same style and aesthetic. These colors and materials include beige color stucco to match existing, black wood window frames and trim, grey slate roof to match existing roofing, dark brown stone cladding and wrought iron at front fence. Consistent with the policies of the DMF LUP, the proposed development will not block significant public views or have significant adverse impacts on public views and scenic character of the surrounding area.

Development Standards

The subject property is zoned Low Density Residential, one unit per 1.5 acres with Design Control overlay district, Coastal Zone or LDR/1.5-D(CZ). Development standards for the Low Density Residential zoning district can be found in Title 20 section 20.14.060. The property is legal non-conforming as to lot coverage and floor area ratio (FAR). The allowed site coverage for LDR zoning is 15% and the allowed FAR is 17.5%. The subject property is 24,000 square feet and thus allows a site coverage of 3,600 square feet and FAR of 4,200 square feet. The subject property contains a single family dwelling and non-habitable accessory structures with an existing site coverage of 6,102 square feet, or 25.5%, and a FAR of 5,643 square feet, or 23.5%. The proposed project will result in a total site coverage of 25.2% (6,039 square feet) and FAR of 23.5% (5,641 square feet). Although there is no significant decrease in site coverage and FAR percentages, the proposed project does not intensify the legal non-conforming status. In accordance with Title 20 Section 20.68.020.C, a legal non-conforming land use, in this case lot coverage and FAR, may be changed to a similar or more restricted nature, subject to approval of a Coastal Development Permit. As such, the applicant has applied for a Coastal Development Permit to allow minor modifications to the home and property which far exceed required coverage and FAR while maintaining the property’s legal

non-conforming status. Additionally, the proposed project meets all other required development standards for the LDR zoning district, including height and setback as outlined in Title 20 Section 20.14.060. The proposed project height is approximately 22 feet 4 inches which will still be below the maximum allowed of 30 feet. This addition will match the roof with the existing hipped roof enhancing the south elevation's symmetry and complementing the main structure, therefore meets all height requirements.

Pescadero Watershed Site Coverage Limitation

The single-family dwelling is located within the Pescadero Watershed and is currently legal non-conforming in terms of its impervious coverage. It is currently over the maximum allowed impervious coverage allowed by Del Monte Forest LUP Policy 77 and in CIP section 20.147.030. New development within the Pescadero Watershed is allowed 9,000 square feet of impervious coverage, the existing site has 13,302 square feet of impervious coverage. As part of the site improvements, the applicant would reduce the existing impervious coverage to 8,287 square feet, to bring the impervious coverage into compliance with the site development standards allowed in the Del Monte Forest LUP. In order to do so, the applicant proposes to replace 5,780 square feet of the existing hardscape with permeable pavers.

CEQA:

The project is Categorically Exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines, "Existing Structures". This exemption applies to renovations and additions to existing structures that will not result in any adverse impacts to the surrounding environment resources as defined in the CEQA Guidelines. This project qualifies for a Class 1 exemption because it includes the remodel and addition to a legal non-conforming single family dwelling which the proposed development will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. There are no exceptions pursuant to Section 15300.2.

LUAC:

The project was not presented to the Del Monte Forest Land Use Advisory Committee (LUAC). Staff and the applicant have been diligently working and reviewing redesigns due to the legal non-conforming constraints of the parcel over the last year. Once the applicant finalized a proposal that was consistent with applicable policies and regulations, they requested the project be set for hearing as soon as possible since much time had passed. Staff obliged, but in doing so, inadvertently did not send the project to review by the LUAC. The LUAC Procedures, adopted by the Board of Supervisors through Resolution No. 15-103, requires that Design Approvals for projects subject to review by the Zoning Administrator or Planning Commission. Although this project includes design review, review and approval of the development by the Zoning Administrator is only triggered due to the legal non-conformity of the site. In other words, if only the design were to be considered, it would require an Administrative Design Approval and would not warrant LUAC review. In addition, the project design underwent review by the Del Monte Forest Architectural Review Board, which granted preliminary approval contingent upon compliance with 11 standard conditions set by the Del Monte Forest Architectural Review Board (see **Exhibit C**).

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

Prepared by: Marlene Garcia, Associate Planner, x5114

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

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Del Monte Forest Architectural Review Board

Exhibit D - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Marlene Garcia, Planner, Anna Quenga, AICP, Principal Planner; Martin Gary A TR, Property Owner; Bill Mefford, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN230053