



Zoning Administrator

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PLN240011 - POLK DENNIS & ANGELA TRS

Public hearing to consider demolition of the existing single family dwelling, construction of a new single family dwelling with an attached garage, development on man-made slopes in excess of 30% and the removal of one protected tree.

Project Location: 1472 Padre Lane, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Considering the project exempt from CEQA pursuant to section 15302, replacement or reconstruction, with no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls;
 - b) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources;
 - c) Coastal Development Permit to allow construction on man-made slopes in excess of 30% in the amount of approximately 2,200 square feet; and
 - d) Coastal Development Permit to allow removal of one protected Monterey pine tree (12 inches in diameter).

PROJECT INFORMATION:

Agent: Julie Paulson, International Design Group

Property Owner: Polk Dennis & Angela Trs

APNs: 008-453-015-000

Parcel Size: 41,409 Square Feet (0.95 Acres)

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

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project is located at 1472 Padre Lane, Pebble Beach, (APN: 008-453-015-000) within the Del Monte Forest Land Use Plan area. The proposed project includes demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks, construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including terraces, a motor court, replacing the asphalt driveway with permeable pavers, new "gravity" retaining walls and removal of one protected Monterey pine tree. The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Del Monte Forest Coastal Implementation Plan (DMF CIP) and Title 20 Zoning Ordinance.

One protected Monterey pine tree (12 inch diameter) is proposed for removal as it is located within the construction footprint of the proposed garage. The proposed structure is currently sited to better meet the goals and policies of the county's Local Coastal Program. As currently designed, the development would impact the tree beyond retention. The arborist recommended replanting one tree to assist in sustaining and supporting the long-term health, viability and character of the onsite forest resources.

The project includes development on man-made slopes in excess of 30% in the amount of 2,228 square feet. The proposed development is currently sited to better meet the goals and policies of the County's Local Coastal Program. If re-sited to avoid slopes, the development would have additional impacts on undisturbed land and protected trees. Increased grading would also be required and the location of the house would be inconsistent with the location of other houses in the neighborhood which are sited close to Padre Lane.

A Preliminary Cultural Resource Reconnaissance (LIB210133) was prepared to assess potential impacts to archaeological and cultural resources onsite. The pedestrian survey was negative, and the overall conclusion was that the proposed project would not likely have a significant impact to any archaeological resources.

DISCUSSION:

Land Use & Development Standards

The property is zoned Low Density Residential, one unit per one and a half acres with Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)". This zoning allows one single family dwelling on the property and tree removal pursuant to discretionary planning permits. The proposed project is consistent with the applicable development standards for LDR zoning. The allowed site coverage and floor area ratio (FAR) for the subject zoning district is 17.5% (7,246 square feet), the proposed FAR is 13.7% (5,674 square feet). The allowed site coverage for LDR zoning is 15% (6,211 square feet), the proposed site coverage is 12% (5,030 square feet). The proposed development will be within all required setbacks. The proposed dwelling will have a front setback of over 30 feet from padre lane, consistent with the required 30 foot minimum front setback. The main structure will have a west side

setback of 20 feet and the attached garage will have a side setback of 20 feet to the east, consistent with the required 20 foot side setback regulations. The proposed structure far exceeds the required 20 foot rear setback by over 50 feet. Consistent with the maximum allowed height of 30 feet, the proposed two story dwelling will stand 30 feet from the average natural grade. Since this property is located within the Pescadero Watershed, it is limited to a maximum 9,000 square feet of impervious coverage. The applicants have proposed a total impervious coverage of 6,817 square feet.

Health and Safety

The property receives services via public utilities:

- Potable water is currently provided by the Monterey Peninsula Water Management District, this service will remain in use following construction. Additionally, sewer service is currently provided by Pebble Beach Community Services District and will continue to be following construction.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

Design Review

The proposed development is subject to the regulations of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development’s design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials are consistent and compatible with the surrounding neighborhood character.
- The size and massing of the proposed house is consistent with other dwellings in the neighborhood.
- The proposed colors and materials for the single family dwelling include grey class-A simulated slate roof shingles, cream colored, horizontal plank lap exterior siding, white painted wood trim/panels, grey panel shutters, copper gutters, downspouts & chimney shrouds, white, metal clad exterior doors and windows, glass guardrails and stainless steel cable railing.
- The proposed development will not block views of the ocean or be visible from any scenic highways.
- Condition No. 7 requires an exterior lighting plan be provided and approved before the issuance of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP and Title 20.

Tree Removal

The applicants have proposed to remove one protected Monterey pine tree that is within the footprint of the proposed garage. As currently designed, this is the minimum amount of tree removal to allow the development. As currently sited, the proposed home will be located in the same footprint as the existing home with slight expansions on the north and south sides. Where currently proposed, the development will be located mainly within pre-disturbed area. If re-sited to avoid the pine, the dwelling would have additional impacts to undisturbed areas and require removal of other, larger, protected oak and pine trees on the rear half of the property. The arborist recommended a replacement ratio of 1:1 for the pine. Tree protection measures were recommended within the arborist report and have been implemented as condition of approval (Condition No. 4). These recommendations include

installing protective fencing around the critical root zone of trees that will remain on the property during and following construction. With the recommendations of the arborist and the replacement of the removed tree, the forest resources on the property will not be significantly impacted.

Development on Man-made Slopes in Excess of 30%

The total area of disturbance on man-made slopes in excess of 30% is 2,228 square feet. This sloped area is located east of the proposed residence, in the back yard and created during the construction of the existing home. The natural topography included a gradual slope, less than 30%, sloping downward away from Padre Lane. The earth was previously flattened to create a building pad for the existing home and excess dirt was pushed behind the house which has created the steep slope. The proposed development includes three rear terraces and a flat lawn that would be created by the use of retaining walls and fill. This development will take place where the slope exceeds 30% and would be necessary in order to raise the grade level (by approximately six feet) and provide rear ingress and egress to and from the dwelling as well as usable outdoor space. Re-siting to avoid the slope is possible, however, the current location of the house better meets the goals and policies of the Monterey County Local Coastal Program than other development alternatives. As mentioned above, the proposed home will utilize the same footprint of the existing dwelling as much as possible, to avoid disturbance to undisturbed earth. If relocated to avoid impacts to the man-made slopes, the home would be pushed further from the road requiring a longer driveway and additional removal of protected trees. This would also require development in areas that are undisturbed and excess grading and cut and fill to create another flat building pad. The siting would be inconsistent with the rest of the neighborhood as the adjacent residences were also built closer to Padre Lane with short driveways. In addition, usable outdoor space in the front and sides of the proposed residence is limited due to maintaining the existing driveway alignment and structural footprint.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15302 of the CEQA Guidelines, "Replacement or Reconstruction". This exemption applies to demolition and rebuilds of structures that would not result in any adverse impacts to the surrounding environmental resources as defined in the CEQA Guidelines. This project qualifies for a Class 2 exemption because it includes the demolition and reconstruction of a single family dwelling that would not result in any environmental impacts. All of the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, historical resources, forest resources or soil resources. There are no there are no exceptions pursuant to Section 15300.2.

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 (CSD). 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.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (see **Exhibit D**). The LUAC reviewed the project at a duly noticed public meeting on July 18, 2024

and voted unanimously to support the project as proposed.

Prepared by: Zoe Zepp, Assistant Planner

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 - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Polk Dennis & Angela Trs, Property Owner; Julie Paulson, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Project File PLN240011