



Monterey County

Planning Commission

Agenda Item #6

Legistar File Number: PC 16-070

168 West Alisal Street,
1st Floor
Salinas, CA 93901
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November 09, 2016

Introduced: 11/1/2016

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN150500 - PANATTONI (CONTINUED FROM OCTOBER 12, 2016)

Public hearing continued from August 31 and October 12 to consider action on a Combined Development Permit to: 1) merge three parcels into two parcels; 2) demolish an existing single family dwelling; and 3) construct one new single family dwelling on each newly configured parcel.

Proposed CEQA Action: Addendum to a Negative Declaration

1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Consider an addendum together with the Mitigated Negative Declaration; and
2. Approve a Combined Development Permit, including:
 - a. Coastal Development Permit for a Lot Line Adjustment to merge three legal parcels (1.18 acres, 1.04 acres, 0.20 acres) into two parcels (1.42 Acres, 1.0 Acre);
 - b. Coastal Administrative Permit and Design Approval to:
 - i. demolish an existing 5,370 square foot single family dwelling and attached garage; and
 - ii. construct a new 10,254 square foot 2-story single family home with an attached 490 square foot garage (Lower Parcel, 1.42 acres);
 - c. Coastal Administrative Permit and Design Approval to construct a new 3,610 square foot single family home with a 693 square foot garage (Upper Parcel, 1.0 acre);

A draft resolution with findings and evidence in attached for consideration (**Exhibit C**). Staff recommends approval of the project subject to 23 conditions.

PROJECT INFORMATION:

Owner: Panattoni, Carl D and Mary Jane TRS

Project Location: 1476 and 1482 Cypress Drive, Pebble Beach

APNs: 008-455-007-000, 008-411-017-000 and 008-455-008-000

Zoning: "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit-Design Control District in the Coastal Zone

Agent: Aengus L. Jeffers, Attorney

Plan Area: Del Monte Forest Land Use Plan

Parcel sizes: 2.42 acres, collectively

Flagged and Staked: Yes

SUMMARY:

This project was presented to the Planning Commission on August 31 and October 12, 2016.

The applicant agreed to continue the public hearing to November 9, 2016 in order to work with staff on revisions. Based on direction from the Commission and staff, the applicant has revised

proposed plans to:

- Reduce the impervious building and site coverage on both parcels in order to conform to the Pescadero Watershed limitation policies of 9,000 square feet for each parcel;
- Revise (reduce) the looped driveway to a single shared driveway relocated to the new South Entrance of the property.
- Design the lot lines such that both parcels conform to the 1.0 acre minimum lot size standard.
- Design for a new perimeter fence to improve a public view corridor along the south side of the property to the sea. Staff finds that the proposed design provides greater visual access across the site.

Proposed development on each parcel meets the 15% lot coverage as required by the LDR/1.5 zoning district; and each parcel meets the required 17.5% floor area ratio limitation. Each parcel also meets the impervious surfaces and site coverage limitations in the Pescadero Watershed, eliminating the need for deed restrictions over the parcels. Staff recommends approval of the proposed project as revised.

OPTION: Applicant's Shared Loop Driveway Proposal

The applicant agreed to accept the Shared Driveway configuration proposed above but asks the Planning Commission to consider the looped driveway configuration as an opportunity to exceed baseline regulatory erosion protections (See sheet A1.0-A). Although the geometry of the shared loop driveway is circular, the applicant feels that this configuration is not prohibited by the LCP where the driveway is shared by separate legal parcels and where an opportunity exists to clearly exceed baseline regulatory erosion protections.

If the Planning Commission is willing to support the Shared Loop Driveway Option, the applicant would accept the following deed restrictions to secure this option as an opportunity to exceed baseline regulatory erosion protections. This option would require deed restrictions limiting the Upper Parcel as follows:

- Structural and impervious coverage limited to a total of 7,000 square feet (2,000 square feet below the Pescadero Watershed Limit);
- Building coverage limited to no more than 5,634 square feet (a 1,000 square foot reduction in building coverage potential); and
- Floor area limited to no more than 6,623 square feet (a 1,000 square feet reduction in floor area potential).

OTHER AGENCY INVOLVEMENT:

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

- √ Resource Management Agency (RMA)-Public Works Department
- √ RMA-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District
- √ Water Resources Agency
California Coastal Commission

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on March 3, 2016. The LUAC recommended approval of the project by a vote of (5-0 vote) with no recommended changes or issues identified. **(Exhibit D)**

FINANCING:

Funding for staff time associated with this project is included in the FY2015-2016 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, Ext. 5102

Reviewed by: John Ford, RMA Services Manager, Ext. 5178

Approved by: Carl P. Holm AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A Project Data Sheet

Exhibit B Discussion

Exhibit C Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan, and Elevations,

Exhibit D Vicinity Map

Exhibit E Land Use Advisory Committee Minutes

Exhibit F Addendum/Mitigated Negative Declaration

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Pebble Beach District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; Aengus L. Jeffers, Attorney, Applicant; California Coastal Commission; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director; Office of District 5 Board of Supervisors