



County of Monterey Planning Commission

Item No.8

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

Agenda Item No.8

Legistar File Number: PC 24-087

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Matter Type: Planning Item

PLN230288 - GLASS TIMOTHY JOHN & CONSTANCE

Consider the construction of a 3,469 square foot three-story single-family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport and associated site improvements. The project includes the removal of eight Monterey pine and one Coast live oak trees and development within 750 feet of known archaeological resources.

Project Location: 124 Fern Cyn Road, Carmel

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

- a. Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15303, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
- b. Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow the construction of a 3,469 square foot three-story single family dwelling with an attached 1,029 square foot three-car garage and attached 346 square foot carport. The project includes associated site improvements such as new paved driveway, installation of septic system, and relocating an existing 5,000 gallon water tank;
 2. Coastal Administrative Permit for the development within 750 feet of known archaeological resources; and
 3. Coastal Development Permit for the removal of eight Monterey pine and one Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Attachment A**).

Staff recommends approval subject to 14 conditions of approval.

PROJECT INFORMATION

Agent: Samuel Pitnick

Property Owner: Timothy and Constance Glass

APN: 241-131-024-000

Parcel Size: 0.62 acres (27,007 square feet)

Zoning: Low Density Residential, 1 acre per unit, with a Design Control Overlay, Coastal

Zone [LDR/1-D]

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

Planner: Hya Honorato

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SUMMARY/DESCRIPTION

The Applicants propose a new single-family dwelling on an undeveloped lot within the unincorporated area of Carmel Highlands. This area of the County consists primarily of residential lots with corresponding residential development. The proposed development includes the construction of a three-story 3,469 square foot single-family dwelling with an attached 1,029 square foot three-car garage, attached 346 square foot carport and associated site improvements, development within 750 of known archaeological resources, and the removal of 8 Monterey pine and 1 Coast live oak trees.

Biological Resources

A Biological Assessment (see **Attachment B**) was conducted by Thompson Wildlife Management to identify the presence or absence of environmentally sensitive habitat area (ESHA) and biological resources. A site survey yielded negative results of protected species and/or actively nesting birds. The parcel contains several Monterey pine and Coast live oak trees throughout, however, the site is not considered habitat due to the mixture of native and non-native species throughout the understory. A single Eastwood's manzanita was noted within the development footprint, and while one single bush does not constitute an established and viable population to be considered ESHA, it is recommended to relocate the bush to a different area of the parcel and should be done so under the supervision of a biologist. The proposed development would not adversely affect the environment and recommendations were made to minimize impacts to biological resources while also protecting and preserving the existing habitat of the woodland parcel and a standard condition of approval has been applied to implement the following recommendations: the installation of resource protection measures, exclusionary fencing along the outer perimeter and around trees that will be retained and protected and silt fencing, control and eradication measures for invasive species, installation of plantings that are native to pine and oak woodland habitat, a pre-construction nesting survey, and the replanting of 18 Monterey pine and Coast live oak trees.

Cultural Resources

An archaeological report was prepared to analyze the potential for impacts to archaeological resources. The assessment included a records search which identified several known resources with 750-feet of the proposed development. The assessment included a field survey of the subject property and archival research to determine if resources extend into the project site. A pedestrian survey produced negative results and indicated that significant cultural materials are not located within the project area. Their analysis also indicated the proposed development would not affect a historical resource and no further archaeological investigation was recommended. Although not anticipated, a standard condition of approval has been applied that requires the contractor to stop work and contact an archaeologist and the County if resources are discovered during construction.

Tree Removal

A Tree Impact Assessment (see **Attachment D**) was prepared to analyze trees impacted by the proposed development and provide protection measures for trees within proximity to the construction. The site was analyzed and due to the size and configuration of the parcel, tree removal is unavoidable in this case. The proposed development is sited within the minimum setbacks for the east, south, and southwest portions of the dwelling unit and cannot move further in these directions. There are slopes in excess of 25% at the north portion of the property, and moving the dwelling to the west would not avoid tree removal. The Tree Impact Assessment proposed to remove 13 trees that are within the construction footprint or will be directly impacted by construction; however, after noticing, Staff was able to work with the Applicants to further reduce the number of trees from 13 to 9 trees to be removed. There are 5 Monterey Pine trees that are 24 inches or bigger in diameter that are identified as landmark trees, with two of the trees in poor condition and recommended for removal due to being a hazard towards life and property. The remaining 4 trees are recommended for removal due to being directly impacted by the proposed construction. The site was assessed and removing trees is unavoidable in this case because the size and topography of the parcel. The maximum allowable building site coverage is 15% (4,051 square feet) and the proposed coverage is within the allowable coverage at 13% (3,589 square feet); however, development is restricted to the back portion of the parcel due to slopes in excess of 30% at the front portions of the parcel. There are 9 trees in total that will be impacted by the proposed development, the removal of trees will not impact visual resources. The assessment recommends a replanting of 14 trees in order to maintain the pine and oak woodland and understory, with a 2 to 1 replanting for landmark trees and a 1 to 1 replanting for the remaining 8 trees.

PUBLIC COMMENT

A public comment was received on July 30, 2024, expressing concerns that the massing of the proposed development is out of proportion with the neighborhood character. Staff reviewed the neighboring area and confirmed that there are other houses of similar massing that are also three stories within the Carmel Highlands neighborhood. The project was presented to the Carmel Highlands LUAC, and members were in agreement that the the proposed development was consistent with the mixture of homes with varying sizes and heights found throughout the neighborhood. The LUAC voted unanimously to support the proposed project. Staff is in agreement that the house is consistent with the overall neighborhood character.

OTHER AGENCY INVOLVEMENT

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

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Carmel Highlands Fire Protection Associates

Prepared by: Hya Honorato, Assistant Planner, x5173

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, Acting HCD-Chief of Planning

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

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

Exhibit B - Biological Assessment (LIB240040)

Exhibit C - Geotechnical and Percolation Report (LIB240041)

Exhibit D - Tree Impact Assessment (LIB240039)

Exhibit E - Carmel Highlands LUAC Meeting Minutes

Exhibit F - Public Correspondence (Meyers Letter)

Exhibit G - Vicinity Map

cc: Front Counter Copy; Planning Commission; California Coastal Commission; Carmel Highlands Fire Protection Associates; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Anna Ginette Quenga, AICP, Principal Planner; Melanie Beretti, AICP; Acting HCD-Chief of Planning; Timothy and Constance Glass, Property Owners; Samuel Pitnick, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230288.