



# Monterey County Zoning Administrator

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## Agenda Item # 2

Legistar File Number: ZA 17-009

February 23, 2017

**Introduced:** 2/13/2017

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** ZA

### **PLN160076 - Heiser (Continued from January 26, 2017)**

Public hearing to consider action on a Combined Development Permit for the construction of a single family dwelling and the removal of four Monterey Pine trees and one coast live oak.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303.

(1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan, Pebble Beach Sub Plan Area)

### RECOMMENDATION:

It is recommended that the Zoning Administrator continue the public hearing on the Heiser application to a date uncertain.

### PROJECT INFORMATION:

**Planning File Number:** PLN160076

**Owners:** Eric and Rebecca Heiser

**Agent:** Braden Sterling, Architect

**APN:** 008-293-024-000

**Zoning:** LDR/1.5-D (CZ)

**Parcel Size:** 1.35 acres

**Land Use Designation:** Residential - Low Density

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes, flagging and staking was installed prior to the LUAC meeting on May 19, 2016 and it is still in place.

### SUMMARY:

The applicant seeks to construct a split-level single-family residence on a vacant, flag lot located on the southwesterly side of Portola Road, approximately 0.6 miles southeast of the intersection of 17-mile drive and Portola Road. The proposed single-family residence is 9,056-square foot with an 802-square foot three car garage. One thousand five hundred cubic yards of cut is required to construct the home with the fill to be balanced on-site. Five protected trees are proposed to be removed.

On January 26, 2017, the Zoning Administrator considered the proposed project and design. At that meeting, inconsistencies of the home design with policies of the Del Monte Forest Land Use Plan were discussed. To address the inconsistencies, the Zoning Administrator directed the applicant to:

1. Move the proposed home away from a large Cypress tree on the western side of the property to avoid the need for trimming the tree and to preserve the health and visual

- screening the tree provides ;
2. Revise the driveway design to eliminate the “motor court area” and provide “simple and direct access” to the garage; and
  3. Remove or minimize the landscape walls on the southwest side of the proposed home.

Staff was directed to return with a resolution for approval on February 23, 2017 based on direction to the applicant to incorporate the design modifications.

Since the Zoning Administrator hearing on January 26, 2017, the applicant has provided updated plans not fulfilling the direction of the Zoning Administrator. Minor modifications made to the design have included the following: relocation of the home (Approximately, 5 feet) closer to the front of the property; a small reduction in the size of the landscape planter areas on the rear elevation; and no change to the driveway. Additionally, a letter from the Pebble Beach Community Services District (PBCSD), expressing a “preference” for additional parking outside of the arrival court/turn around area has been submitted. The applicant has expressed a desire to provide additional parking outside of the arrival court by creating a driveway off the arrival court that accesses a motor court and 3-car garage away from the front entrance of the house for aesthetic purposes.

Simple and direct access required by Policy 1 of the Del Monte Forest Land Use Plan has been a point of contention on a number of projects in the Del Monte Forest. If approved as designed, a precedent inconsistent with the Del Monte Forest Land Use Plan policies could be established. Therefore, staff is recommending that the Zoning Administrator continue this project to a date uncertain while staff brings general policy discussions of the Del Monte Forest Land Use Plan regulations to the Board of Supervisors for direction.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- ✓ RMA-Planning
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District (Fire Protection District)
- ✓ Del Monte Forest Land Use Advisory Committee

Land Use Advisory Committee (LUAC) Review:

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on May 19, 2016. The LUAC recommended approval of the project by a vote of 7 ayes, 0 noes, with 1 absent (Exhibit E) with the recommendation that an oval design for the driveway turnaround would be more desirable than a circle. The oval design has been included in the final project plans.

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

Prepared by: Craig Spencer, Senior Planner, x5233

Reviewed by: Jacqueline Onciano, RMA-Service Manager, Extension 5193

Approved by: Carl Holm, AICP, Director of the RMA

Attachments:

Exhibit A - Revised Site Plan

cc: Front Counter Copy; Jacqueline Onciano, RMA Services Manager; Anthony Lombardo, Agent; Eric and Rebecca Heiser, Owner; Braden Sterling, Architect; Mr. and Mrs. Salzman, neighbors; Project File PLN160076