



# Monterey County Zoning Administrator

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## Agenda Item #1

Legistar File Number: ZA 17-019

March 30, 2017

Introduced: 3/23/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

### PLN150716 - LUNDGREN

Public hearing to consider action requesting to amend Combined Development Permit (PLN120681), including redesign of a single family dwelling; conversion of a legal non-conforming Guesthouse into an Accessory Dwelling Unit; and rescinding a Variance allowing the site to exceed the Pescadero Watershed impervious surface limitation.

**Project Location:** 3167 Del Ciervo Road, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA Action:** Categorically Exempt per Section 15303(a) of the CEQA Guidelines

### PROJECT INFORMATION:

**Agent:** Lombardo and Associates

**Owner:** John F. and Tamara L. Lundgren

**APN:** 008-371-009-000

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

**Parcel Size:** 3.23 acres

**Flagged and Staked:** Yes

### RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution to:

- 1) Find the project Categorically Exempt pursuant to Section 15303(a) of the CEQA Guidelines; and
- 2) Amend Combined Development Permit (PLN120681) as follows:
  - Approve a Coastal Administrative Permit and Design Approval (redesign) for a single family dwelling, attached garage, and storage utility room (approximately 11,923 square feet);
  - Approve a Coastal Administrative Permit and Design Approval to convert a legal non-conforming guesthouse into an Accessory Dwelling Unit (approximately 851 square feet); and
  - Rescind a Variance that allowed up to 11,565 square feet of impervious surface in the Pescadero Watershed, meaning the development must meet the 9,000 square foot coverage limit.
  - Coastal Development Permit for development with 750 feet of a known archaeological resource

A draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 21 conditions.

### SUMMARY:

On March 14, 2013, the Monterey County Zoning Administrator approved a Combined Development Permit (CDP), File No. PLN120681 (see **Exhibit E**, Resolution No. 13-008) that

included:

- Coastal Administrative Permit and Design Approval to:
  - o Demolish a single family dwelling; detached garage, carport, and shed; and
  - o Construct a new single family residence (10,019 square feet), attached 3-car garage (1,046 square feet), storage rooms (827 square feet), mechanical room; exterior promenade and terraces;
  - o Replace hardscape with permeable pavers.
- Coastal Administrative Permit and Design Approval to remodel a guest house (769) and attached garage (612 square feet).
- Coastal Development Permit for development with 750 feet of a known archaeological resource
- Variance for 11,354 square feet of impervious coverage (10,578 square feet structural/987 square feet site coverage), which exceeded Pescadero Watershed coverage limitations, which was limited to 9,000 sf (5,000 sf structural/4,000 sf site coverage).

Demolition of the main residence occurred in 2014 (see permit No. 14CP01392) thereby vesting the Combined Development Permit. Ownership of the project has since changed and the new owner wishes to modify the approved project. The proposed changes include reducing the height to 29-feet, 7-inches, reducing overall square footage from 12,129 square feet to 11,923 square feet, reducing hardscape (from 3,922 square feet to 2,532 square feet), and converting a legal non-conforming guesthouse to an accessory dwelling unit. The proposed project would have a total impervious footprint of 8,823 square feet, plus 13,734 square feet of pervious surface coverage. The Pescadero Watershed impervious surface coverage limitation is 9,000 square feet, so a Variance is no longer required. As such, approval of this amendment would rescind the previous Variance approval.

The previously approved CDP included development within 750-feet of a known archaeological resource; however, no impacts to cultural resources were identified. This amendment (PLN150716) includes construction within the same disturbed area as originally approved and no additional impacts were identified.

Amendments to an approved Coastal Development Permit are allowed pursuant to Section 20.70.105 of the Monterey County Zoning Ordinance (Title 20). Staff finds that the proposed changes would not create any new impacts that were not addressed in the original permit, and are generally in substantial compliance with that permit. However, actions to convert the guesthouse into an accessory dwelling unit, and rescind the Variance would not be keeping within the action of the previous approval. Therefore, consistent with this section, approval of the amendment requires approval of the original decision making body (Zoning Administrator).

OTHER AGENCY INVOLVEMENT:

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

- RMA-Public Works
- Water Resources Agency
- RMA-Environmental Services District
- Pebble Beach Community Services District

Del Monte Forest Land Use Advisory Committee

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on February 18, 2016. The LUAC recommended approval of the project as proposed by a vote of 5 to 0, with 1 member absent (**Exhibit D**).

Prepared by: Anna V. Quenga, Associate Planner, x5172  
Reviewed by: Jacqueline R. Onciano, Interim Chief of RMA-Planning  
Approved by: Carl P. Holm, AICP, Director of RMA

Attachments:

- Exhibit A - Project Data Sheet
- Exhibit B - Draft Resolution, including:
  - Conditions of Approval
  - Project Plans
- Exhibit C - Vicinity Map
- Exhibit D - Del Monte Forest LUAC Minutes
- Exhibit E - Zoning Administrator Resolution No. 13-008

cc: Front Counter Copy; California Coastal Commission; Jacqueline R. Onciano, RMA Interim Chief of Planning; Lombardo and Associates, Applicant; International Design Group, Architect; John F. and Tamara L. Lundgren, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN150716.