



Monterey County
Zoning Administrator
Agenda Item No. 2
Legistar File Number: ZA 19-096

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

April 18, 2019

Introduced: 4/8/2019

Version: 1

Current Status: Scheduled AM

Matter Type: Zoning Administrator

PLN180468 - CORRIGAN

Construction of an approximately 2,145 square foot single family dwelling with an approximately 440 square foot garage, a 520 square foot deck, and a 65 square foot breezeway, and the removal of two (2) Cypress trees. The property is undeveloped.

Project Location: 3306 Martin Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project includes construction of an approximately 2,145 square foot single family dwelling with an approximately 440 square foot garage, a 520 square foot deck, and a 65 square foot breezeway, which qualify as a Class 3 Categorical Exemption pursuant to Sections 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve: Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of:
 - i. An approximately 2,145 sq. ft. single-story, single-family dwelling;
 - ii. An approximately 520 sq. ft. deck
 - iii. An approximately a440 sq. ft. attached two-car garage
 2. Coastal Development Permit to allow for the removal of two (2) Monterey cypress trees;

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

Staff recommends approval subject to thirteen (13) conditions.

PROJECT INFORMATION:

Project Owner: Pat & Jill Corrigan

APN: 009-321-007

Zoning: Medium Density Residential, two units per acre, Design Control Overlay (Coastal Zone)
[MDR/2-D (CZ)]

Parcel Size: 0.464 acres (20,211.8 square feet)

Flagged and Staked: Yes

SUMMARY:

The project site is in the Carmel area, near Mission Trail Park trailhead, west of Highway 1. The site is characterized as gently sloping to the south with an approximately 9 percent grade before the slope increase about at the mid-point of the parcel. The site was once part of the neighboring parcel 009-321-004-000, (3292 Martin Rd.) with two Monterey cypress and various non-native plants

reflective of that site's ornamental landscape. The property was created via a lot line adjustment between 009-321-004-000 and the subject parcel March 11, 2015 (PLN140804), resulting in the properties current configuration. This Lot Line Adjustment left the subject parcel with no previous development on the site. Materials for the proposed dwelling and garage include resawn board & batten cedar siding with a standing-seam metal roof and reflect a modern country style architecture.

The property is zoned for medium-density residential uses, which allows development of single-family dwellings as allowed uses. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and applicable sections of the Monterey County coastal zoning ordinance.

DISCUSSION:

Design Review

Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The primary colors and materials are resawn cedar board & batten siding stained a creamy tan with window/door frames a cool grey, and non-reflective standing-seam metal roof in silver. The garage is attached to the dwelling by a roof element and privacy wall. Materials for the garage would match the materials used on the residence and reflect the architectural style of the residence; the privacy wall is comprised of cut stone. The proposed finishes blend with the surrounding environment, are consistent with the eclectic style found the neighborhood, and are consistent with other dwellings found in the broader Carmel area. The scope of the proposed development- approximately 2,600 square feet dwelling including the garage- are somewhat smaller in bulk and mass from other development found in the neighborhood.

The property is not located in an area where the Local Coastal Program requires visual public access (Chapter 20.146.30, Visual Resources development Standards, Carmel Area Implementation Plan). The property is located on the west, or seaward side of Highway 1. However, the project site is not located near any beach areas or visible from any public viewing area; the project is located within a built-out neighborhood characterized by larger lots establishing a medium density. Thus, the project will not interfere with visual access along Highway 1 or the coast line. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Carmel Area Land Use Plan.

Development Standards

Pursuant to the development standards for the MND zoning district, identified in MCC Section 20.12.060, and as proposed, the structures meet or exceed all required setbacks, and are also within the corresponding maximum structure heights.

Required Setbacks (minimum)

Main Structures	
Front	20 ft.
Side	5 ft.
Rear	10 ft.

Proposed Setbacks

Main Structure
Front 22 ft.
Side 8 ft.
Rear 188

Height Standards:

Main Structure
Allowed 30 ft.
Proposed 21 ft.

The property is 0.464 acres or 20,211.8 square feet, which would allow site coverage 7,074.1 square feet based on the allowed 35 percent site coverage; the project would result in site coverage of 15.9 percent, or 3,222 square feet. The maximum Floor area Ratio for the property is 45 percent, or 9,095.3 sq. ft; the project proposal has a FAR of 12.8 percent, or 2,584 square feet.

ESHA

The proposed project is not located in an area designated as ESHA in the County GIS maps. The project is located on a site that has slopes of approximately 9 percent for the front half of the lot and the slope increases at an inflection point at the approximate mid-point of the parcel. The site is not located within or contain any critical habitat. The project site is located within a built-out neighborhood developed in the 1960s.

Removal of 2 Monterey cypress

The project application also includes the removal of two (2) Monterey cypress to accommodate the development proposal. The development as proposed is sited in the front third of the property, an area that once contained ornamental landscaping and the two (2) Monterey cypress trees as part of that landscape associated with the house located at 3292 Martin Rd before the lot split in the mid-1960s. The proposed structural developments are located on portions of the site that are best suited to accommodate them, as it minimizes the number of trees and vegetation that would be removed if the project were sited further south and downslope of the proposed siting. Furthermore, the project's siting minimizes driveway length thereby reducing grading and possible permeable surface associated with access.

County staff has reviewed the project plans and visited the site to analyze possible development alternatives. The project planner conducted a site inspection on February 19, 2019, to verify that the project minimizes tree removal in accordance with the applicable goals and policies of the land use plan and zoning codes. Based on site topography, forestation in the lower or rear portions of the property, and existing disturbed areas (previous landscaping associated with 3292 Martin Rd as this lot was once included as part of the 3292 Martin Rd. boundaries), the proposed project meets the goals and objectives of the Carmel Area Land Use Plan. Furthermore, as proposed, the project adheres to required development standards.

LUAC

The project was referred to the Carmel Highlands Area Land Use Advisory Committee (LUAC) for review (**Exhibit C**). The LUAC, at a duly-noticed public meeting on February 19, 2019, voted

unanimously, 3 - 0, to support the project as proposed.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3, categorically exempts new construction or conversion of small structures, including construction of a new single-family dwelling. The proposed project involves the construction of a 2,143 square foot, one story single-family dwelling with an attached 441 square foot garage. Therefore, the project qualifies as and is consistent with the parameters of Class 3 categorical exemption. No evidence of significant adverse environmental effects were identified pursuant to Section 15300.2 of the Guidelines during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Cypress FPD (Fire Protection District)
- Water Resources Agency

Prepared by: R. Craig Smith, Associate Planner, x6408 *RCS*
Reviewed by: Brandon Swanson, RMA Interim Chief of Planning *BS*
Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community Development *JMD*

The following attachments are on file with the RMA:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution, including:
 - B-1 Recommended Conditions of Approval
 - B-2 Site Plan, Floor Plans, Elevations, and Color/Material Finishes
- Exhibit C Carmel Highlands LUAC Minutes (February 19, 2019)
- Exhibit D Geotechnical Assessment
- Exhibit E Vicinity Map

cc: Front Counter Copy; Cypress FPD (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; R. Craig Smith, Associate Planner; Brandon Swanson, RMA Services Manager; Pat & Jill Corrigan, owner, G.D. Case, architect, Rancho Grande, The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN180468