



Monterey County Zoning Administrator

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Agenda Item # 5

Legistar File Number: ZA 16-037

October 13, 2016

Introduced: 10/3/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN160194/BERTE

Public hearing to consider action on a Combined Development Permit to allow first and second floor additions to an existing single family dwelling, and an addition to an existing attached accessory dwelling unit, removal of three (3) Monterey Pine trees; and development on 30% slopes.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e).
1512 Bonifacio Road, Pebble Beach, Del Monte Forest Land Use Plan.

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

1. Find the project categorically exempt per CEQA Guidelines Section 15301(e);
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for a 185-square foot first floor addition and an 850-square foot second floor addition to an existing 3,284-square foot single family dwelling, and a 712-square foot addition to an existing 410 square foot attached accessory dwelling unit;
 - b. Coastal Development Permit for the removal of three (3) Monterey Pine trees; and,
 - c. Coastal Development Permit for development on 30% slopes.

PROJECT INFORMATION:

Planning File Number: PLN160194

Owner: Larry Berte & Diane Sobkowicz

APN: 008-341-015-000

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

Parcel Size: 2.76 acres

Plan Area: Del Monte Forest Land Use Plan, Pebble Beach Sub Plan Area

Flagged and Staked: Yes, flagging and staking was installed prior to the LUAC meeting on July 7, 2016 and it is still in place.

SUMMARY:

This is a request to add onto an existing home and add onto an existing accessory dwelling unit on property in a high archaeological sensitivity area, and will result in the removal of three Monterey pine trees. The proposed development is designed to minimize tree removal and the design is consistent existing house and allows the development without conflicting with resource protection policies of the Del Monte Forest Land Use Plan. The grading on slopes exceeding 30% are on manmade slopes and the encroachment is limited. Staff recommends

approval of the Combined Development Permit.

OTHER AGENCY INVOLVEMENT:

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

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

Departments/Agencies marked with an ✓ recommended conditions of approval.

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on July 7, 2016. The Del Monte Forest LUAC recommended approval of the project by a vote of 4 ayes, 0 noes, with 4 absent (**Exhibit E**) with no recommended changes or issues identified.

FINANCING:

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

Prepared by: Rincon Consultants

Reviewed and Approved by: John Ford, RMA-Planning Services Manager, x5158

Attachments:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

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

Exhibit D - Forest Management Plan (Tree Assessment Report)

Exhibit E - Del Monte Forest Land Use Advisory Committee recommendation

cc: Front Counter Copy; Pebble Beach Community Services District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; John Ford, RMA Services Manager; Larry Berte & Diane Sobkowicz, Property Owner/Applicant; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160194