



Monterey County Zoning Administrator

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Agenda Item # 3

Legistar File Number: ZA 16-044

October 27, 2016

Introduced: 10/19/2016

Current Status: Agenda Ready

Version: 1

Matter Type: ZA

PLN150505/Roberts

Public hearing to consider action on a Combined Development Permit for demolition and construction of a single-family dwelling and a Variance to reduce front and rear setback requirements.

Proposed CEQA Action: Categorically Exempt

1 Southbank Road, Carmel Valley, Carmel Valley Master Plan area

RECOMMENDATION:

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

1. Find the project categorically exempt per Section 15302 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to:
 - i. Demolish a 554 square foot residence and
 - ii. Construct a 1,464 square foot single-family dwelling with an attached 375 square foot garage
 - b. Variances to:
 - i. Reduce front setback requirement from 30 feet to 10 feet along Southbank Road; and
 - ii. Reduce rear setback requirement from 20 feet to 17.5 feet

A draft resolution is attached with recommended findings and evidence (**Exhibit B**). Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Parcel Size: 10,800 square feet

APN: 189-471-005-000

Zoning: LDR/2.5-D-S-RAZ

Land Use Designation: Residential - Low Density 5-1 Acres/Unit

Agent: David Prew

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

The applicant seeks to demolish an existing 554 square foot cabin and construct a 1,464 square foot residence and an attached 375 square foot garage resulting in the expansion of the existing footprint. Construction of the new house will require minimal grading, the removal of one non-

native Bay tree, and the installation of a new onsite wastewater system. The subject property is located on the southwest corner of the “Y” intersection of Esquiline and Southbank Road.

Development potential is highly constrained due to the road right of way adjacent to the northern and eastern property lines and Hitchcock Canyon Creek that runs along the western portion of the property. Potential issues resulting from project implementation such as erosion, wastewater treatment, and development adjacent to a stream, and construction adjacent to a 32” Sycamore have been analyzed.

Due to the lot configuration and the location of Hitchcock Canyon Creek, the developable area is 18 feet at the widest, with an average of approximately eight feet. Proposed development would not encroach further into the stream setback along the top of bank of Hitchcock Canyon Creek. Site conditions require an alternative design for onsite wastewater treatment system utilizing a subsurface drip dispersal system. Site analysis identified the most appropriate area for the system to be located on the southeastern portion of the property, which consequently is also the same area where development potential outside of the front and rear setback is widest. Due to these constraints, the applicant requests variances:

- 1) Reducing the front setback by 20 feet, maintaining a front setback of 10 feet along Southbank Road.
- 2) The majority of the proposed structure meets the required rear setback except for a portion of the structure that would maintain a 17 foot 6 inch setback.

Standard conditions of approval have been incorporated and no issues remain.

CEQA:

The proposed project is found exempt from environmental review per Section 15302 of the CEQA guidelines. The Biological Report on file concludes that implementation of the project would have no impact on biological resources on the site or within Hitchcock Canyon Creek. The Historical Assessment on file concludes that there are no historic resources on the site. Therefore, no exceptions listed in section 15300.2 of the CEQA guidelines are met.

Land Use Advisory Committee (LUAC) Review:

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on November 2, 2015. The LUAC recommended approval of the project by a vote of 6-0 with 2 members absent (Exhibit D). One member of the public submitted a comment identifying daily traffic trips along Southbank Road, the potential for steelhead spawning within Hitchcock Canyon Creek, and the “immensity of the height of the building.” LUAC members did not express similar concerns and recommended approval of the project, as proposed.

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

Monterey County Regional Fire Protection District
Carmel Valley Land Use Advisory Committee

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

Prepared by: Anna V. Quenga, Associate Planner, Extension 5175 

Reviewed by: John Guertin, RMA Deputy Director 

Approved by: Carl Holm, AICP, Director Resource Management Agency 

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 - Land Use Advisory Committee Minutes

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Kim Roberts, Owner; David Prew, Agent;; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN150505.