



# Monterey County Planning Commission

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## Agenda Item No. 2

Legistar File Number: PC 17-037

June 14, 2017

**Introduced:** 6/1/2017

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Planning Item

### **PLN150133 - LARSEN 2007 TRUST**

Public hearing to consider allowing rehabilitation/remodel of an existing historically eligible 3,020 square foot single family dwelling and construction of a new 3,173 square foot single family dwelling within 750 feet of an archaeological resource

**Project Location:** 55A Riley Ranch Rd, Carmel, Carmel Area Land Use Plan

**Proposed CEQA action:** Categorically Exempt per Sections 15303(b) and 15331 of the CEQA Guidelines.

### RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- a. Find the project Categorically Exempt per Section 15303(b) and 15331 of the CEQA Guidelines; and
- b. Approve a Combined Development Permit consisting of:
  1. A Coastal Administrative Permit and Design Approval to allow rehabilitation of an existing 3,020 square foot single family dwelling with restoration, new railing on the existing 220 square foot roof deck, including an 81 square foot addition, and new 524 square foot two-car garage;
  2. A Coastal Administrative Permit and Design Approval to allow construction of a new 3,173 square foot single family dwelling with a 506 square foot two-car garage; and
  3. A Coastal Development Permit for development within 750 feet of an archaeological resource;

The attached draft resolution includes findings and evidence for consideration (**Exhibit D**).

Staff recommends approval subject to 23 conditions of approval.

### PROJECT INFORMATION:

**Agent:** Gail Hatter-Crawford

**Property Owner:** Larsen 2007 Trust

**APN:** 243-112-015-000

**Parcel Size:** 5.4 Acres

**Zoning:** RC/D-SPTR (CZ)

**Plan Area:** Carmel Area Land Use Plan

**Flagged and Staked:** No

### SUMMARY:

Existing Conditions: There are two existing (legally permitted) single-family dwellings on the property. One, is the two-story wood frame Tudor Revival-style house, constructed in 1898 by

Alexander McMillan (“A.M.”) Allan, a historically significant local individual tied to early industry in Monterey. A.M. Allan lived in this house from 1898 to 1925. This house is known locally as the “A.M. Allan House” for its association with Mr. Allan, or as the “stone house”, due to its distinctive stone veneer foundation and chimney. The Allan house is surrounded by a small pond, two sheds, a fence, and a row of Cypress trees on its northeast side.

The second dwelling (directly west of the Allan house) is a 1,115 square foot “Cottage” with a detached deck and hot tub. The “Cottage” was built in 1920, also by A.M. Allan. To the west of the “Cottage” is a 3,080 square foot horse barn. The applicant does not propose any alterations to the “Cottage” or horse barn as part of this project.

Both of the existing dwellings, and the horse barn, are accessed by driveways from Riley Ranch Road directly to the south.

The Allan House (Stone House): In October 2015, the applicants submitted a proposal that included the demolition of both the “Allan house” and the “Cottage”, and to construct in their place two single family dwellings of 6,321 square feet, and 2,990 square feet respectively. After review and input from the Monterey County Historic Resources Review Board (MC-HRRB), the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee (CU/CH-LUAC), the County Parks Department Staff Historian, and concerned members of the public, the applicants agreed to revise their original plans. The applicants now propose to preserve and rehabilitate the Allan house as an “historic” structure in accordance with Department of Interior Standards, and to leave the “Cottage” as-is.

The Allan house has been significantly altered since its construction in 1898, including small additions on the west and north sides. It is not currently listed on any local, state, or national historic registers. Monterey County RMA is processing this application under the guidance from the Historic Resources Review Board (HRRB) that the Allan House, and its setting on a historic local dairy site, are potentially significant historic resources, and may be eligible for listing in local, state, or national registers of historic places, particularly for their association with Alexander MacMillan Allan and the Point Lobos Dairy.

The applicants, (the Larsen family), have agreed to rehabilitate the Allan house as a potentially significant historic structure, although they received both Phase I and Phase II Historic Assessments that found the Allan house is no longer historically significant, due to several alterations over time. The proposed rehabilitations include: adding new railing on the existing 220 square foot roof deck, adding an 81 square foot addition, and adding a new 524 square foot two-car garage. All the rehabilitation and alterations to the Allan house will be consistent with the Secretary of the Interior’s Standards for Historic Rehabilitation, per Section 15331 of the CEQA Guidelines, and pursuant to Monterey County Code, Chapter 18.25.070.

New Main House: The applicant is also proposing to add a new 3,173 square foot single family dwelling with an attached square foot garage, which is permitted in the RC/D-SPTR (CZ) zoning in accordance with the Special Treatment zoning for Point Lobos Ranch. Due to its location on a scenic portion of California State Highway One, the subject property is in a Design review overlay. The project site is on the opposite side of the Pacific Ocean views; however, portions of the property are visible from this scenic highway; primarily consisting of

the “Allan house”, the “Cottage” and the horse barn. There is an existing 150- foot wide, recorded scenic easement on the northern half of the subject property (Book 358, O.R, page 159). All the proposed development for this application will be on the far (south) side of the property, away from the scenic highway. There is a row of existing mature Cypress trees that will help to shield the new main house from the scenic highway. No trees are proposed to be removed as part of the project.

The new main house has two-stories, with a maximum roof height of 23 feet, with an attached one-story garage. The primary roof forms are 6/12 gable roofs, with 2/12 shed roofs for the porch and dormer roofs. Materials for the main house and garage include: Composite roof shingles in earth tone blend, exterior siding to be wood shingles, vinyl clad casement windows with traditional trim profiles, and Carmel Stone accents and chimneys. The new structure is designed to complement any eligible historic structures on the site, while being clearly distinguishable from them.

Staff is recommending approval for PLN150133 due to its consistency with all of the applicable County land use regulations as well as its consistency with the Secretary of the Interior’s Standards for Rehabilitation.

OTHER AGENCY INVOLVEMENT:

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

- ✓ Environmental Health Bureau
- ✓ RMA-Parks Department
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Carmel Highlands Fire Protection District
- ✓ the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee (CU/CH-LUAC) on November 25, 2016. The CU/CH-LUAC made two motions: Motion 1: To recommended approval of the new single-family dwelling, as presented, by a vote of 4-ayes, 0-noes, 1-absent (Exhibit C), but expressed concerns relative to the Resource Conservation zoning restrictions. Motion 2: To approve plans for the “stone house” remodel but not if the County deems the residence historic. Staff has addressed these concerns related to the “stone house”/Allan house by the applicant agreeing to treat the Allan house as a historic structure, and revising the proposed plans to meet the County and National requirements for historic structures.

Prepared by: Dee Van Donselaar, Associate Planner, ext. 6408  
Reviewed by: Brandon Swanson, RMA Services Manager  
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

- Exhibit A - Project Data Sheet
- Exhibit B - Discussion

Exhibit C - CU/CH-LUAC Minutes

Exhibit D - Draft Resolution including:

- Conditions of approval
- Site Plans and Architectural Plans

Exhibit E - Vicinity Map

Exhibit F - Reports:

- F.1 LIB150635 (Biotic Report)
- F.2 LIB 150336 (Kirk)
- F.3 Correspondence (Seavey, 09/14/2016)
- F.4 LIB 150133 (Kirk, 2)
- F.5 LIB 170116 (Clovis)
- F.6 LIB 150337 (Geotechnical)

cc: Front Counter Copy; Planning Commission, California Coastal Commission, Brandon Swanson, RMA Services Manager; Gail Hatter-Crawford, Agent; Daryl and Richard Larsen, Applicants/Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN150133