



County of Monterey

Item No.3

Zoning Administrator

Legistar File Number: ZA 24-016

March 28, 2024

Introduced: 3/21/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN220327 - RIVERA STEVEN A & JUNE M TRS

Public hearing to consider construction of an 856 square foot accessory dwelling unit and the removal of two protected trees.

Project Location: 4161 Sunridge Rd, Pebble Beach

Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a Resolution:

1. Considering the project exempt from CEQA pursuant to section 15303, new structures, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow construction of an 856 square foot accessory dwelling unit; and
 - b. Coastal Development Permit to allow the removal of two protected trees, one 10-inch Coast live oak and one 33-inch landmark Monterey pine.

PROJECT INFORMATION:

Agent: Cristo Staedler, Eric Miller Architects

Property Owner: Rivera Steven A & June M Trs

APNs: 008-071-011-000 & 008-071-012-000

Parcel Size: 25,996 Square Feet (0.6 Acres)

Zoning: Medium Density Residential with a density of four units per acre and a Design district overlay in the Coastal Zone (MDR/4-D(CZ))

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project is located at 4161 Sunridge Rd, Pebble Beach, (APN: 008-071-012-000 & 008-071-011-000) within the Del Monte Forest Land Use Plan area. The proposed project includes construction of an 856 square foot accessory dwelling unit, removal of two protected trees and approximately 75 cubic yards of cut. The project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Del Monte Forest Land Use Plan (DMF LUP), and regulations and development standards contained in the Del Monte Forest Coastal Implementation Plan (DMF CIP) and Title 20 Zoning Ordinance.

Two protected trees, one 10 inch Coast live oak and one 33 inch landmark Monterey pine are proposed for removal. the Tree Assessment and Forest Management Plan (**Exhibit C, LIB230298**) confirmed these protected trees must be removed to allow the new construction. A Coastal Development Permit has been applied to this project for the removal of these trees.

A Phase II Historical Assessment (LIB240046) was prepared for this project to assess any potential impacts to the existing historical single family dwelling on the property. The report concluded the proposed development will not impact the historical significance of the existing structure.

DISCUSSION:

Land Use & Development Standards

The property is zoned Medium Density Residential, four units per acre with Design Control overlay district in the Coastal Zone or “MDR/4-D(CZ)”. This zoning allows one accessory dwelling unit per main dwelling on the property and tree removal pursuant to discretionary planning permits. The proposed project is consistent with the applicable development standards for MDR zoning and California State ADU Law. The allowed site coverage and floor area ratio (FAR) for the subject zoning district is 35% (9,099 square feet), the proposed site coverage for the property, including the proposed ADU, is 20% (5,133 square feet). The proposed ADU will have a FAR of 3.3% (856 square feet) bringing the total FAR of the property to 16% (4,232 square feet). The proposed development will be within all required setbacks. California State ADU Law requires ADUs to have a four foot rear and side setback. Title 20 requires habitable accessory structures to have a six foot setback from main structures on the property. The proposed ADU will be over 10 feet from both side property lines, as well as the rear property line. It will be located over 12 feet away from the main structure as well. California State ADU Law does not require a front setback; however, the ADU will be over 97 feet from the front property line and will be placed behind the main residence. The allowed height for ADUs is 16 feet, the proposed ADU will have a height of 15 feet 10 inches from the average natural grade. Since this property is located within the Pescadero Watershed, it is limited to a maximum 9,000 square feet of impervious coverage. The applicants have proposed a total impervious coverage of 7,084 square feet.

Health and Safety

The property receives services via public utilities:

- California American Water and the Pebble Beach Community Services District will provide the proposed project with potable water and sewage services. The applicants submitted a residential water release form indicating they will be increasing the site’s fixture counts. The existing fixture count is 25.7, the proposed is 29. They have 29.4 fixture counts available, so they are still under their allotted amount.
- The Pebble Beach Community Services District reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.

Design Review

The proposed development is subject to the regulations of the Design Control “D” zoning district, which establishes design review requirements to assure protection of the public viewshed and neighborhood character. The development’s design, size and placement are consistent with the goals and policies of the Monterey County General Plan and the surrounding neighborhood character:

- The proposed colors and materials are consistent and compatible with the surrounding neighborhood character.
- The proposed colors and materials for the ADU include vertical panel siding painted to match the existing main structure, copper painted aluminum fascia, metal framed glass sliding doors, off-white stucco exterior staircase, black metal cable railing, metal framed windows with a white finish, with decorative black posts and a stacked stone chimney.
- The proposed development will not block views of the ocean or be visible from any scenic highways.
- Condition No. 7 requires an exterior lighting plan be provided and approved before the issuance

of building permits; this condition shall ensure compliance with the DMF LUP, DMF CIP and Title 20.

Tree Removal

The applicants have proposed to remove two protected trees that are within the proposed footprint of the dwelling and grading area. This is the minimum amount of trees to be removed under the circumstances. The circumstances include the applicant's desire to preserve as much of their existing landscaped yard as possible and the fair condition of the tree because of pine pitch canker and some canopy loss due to engraver beetle. If the ADU was moved towards the middle of the backyard, further from the landmark Pine, it would potentially interfere with the "indoor-outdoor living" design aspect that contributes to the historical integrity of the Ferris Bagely House. The arborist recommended a replacement ratio of 2:1 for the landmark Pine and 1:1 for the Coast live oak, the project has been conditioned to replant 3 trees following construction (Condition No. 8). Tree protection measures were recommended within the arborist report and have been implemented as a condition of approval (Condition No. 4). These recommendations include installing protective fencing around the critical root zone of trees that will remain on the property during and following construction. With the recommendations of the arborist and the replacement of the removed trees, the forest resources on the property will not be significantly impacted.

Historical Resources

The project site contains an existing single family dwelling that is considered a historical structure. The "Ferris Bagely House" is listed on the Monterey County Register of Historical Resources and was granted a Mills Act contract in 2023. A Phase II Historical Report was prepared to evaluate the site and determine if the proposed ADU would have any potential impacts to the historical integrity of the structure. The report determined, as designed and sited, the ADU would not have any impacts on the historical structure. The proposal went before the Historical Resources Review Board on March 8, 2024; they approved the project as proposed. See **Exhibit E**.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, "New Construction". This exemption applies to renovations and additions to existing structures that will not result in any adverse impacts to the surrounding environmental resources as defined in the CEQA Guidelines. This project qualifies for a Class 3 exemption because it includes the construction of small habitable accessory structures. All of the necessary reports have been obtained and have determined that it is unlikely there will any impacts to archaeological resources, forest resources or visual impacts. There are no there are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

LUAC:

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (see **Exhibit D**). The LUAC reviewed the project at a duly noticed public meeting on December 7, 2023 and voted unanimously to support the project as proposed.

Prepared by: Zoe Zepp, Assistant Planner

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations & Colors and Materials

Exhibit C - Tree Assessment

Exhibit D - LUAC Minutes

Exhibit E - HRRB Resolution 24-002

Exhibit F -Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District;
HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Zoe
Zepp, Planner; Anna Ginette Quenga, AICP, Principal Planner; Rivera Steven A & June M Trs,
Property Owner; Cristo Staedler, Agent; The Open Monterey Project; LandWatch (Executive
Director); Lozeau Drury LLP; Project File PLN220327