County of Monterey

Item No.2

Zoning Administrator

Legistar File Number: ZA 25-034

June 26, 2025

Introduced: 6/17/2025
Version: 1
Current Status: Agenda Ready
Matter Type: Zoning Administrator

PLN230244 - CRANE JOHN R & GENEVA P TRS

Public hearing to consider construction of an approximately 610 square foot addition to an existing 1,880 square foot single-family dwelling, conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot square Accessory Dwelling Unit over a 254 square foot garage, associated site improvements; the removal of two Monterey pine trees; less than 120 square feet of development on slopes in excess of 30%; and Variances to reduce the required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet and 8 inches, and the side setback from 5 feet to 4 feet.

Project Location: 240820 Torres St, Carmel

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15301 of the, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATIONS

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
    a. Design Approval to allow construction of a 608 square foot addition to an existing 1,880 square foot single-family dwelling;
    b. Coastal Administrative Permit and Design Approval to allow the conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot Accessory Dwelling Unit over a 254 square foot garage and associated site improvements;
    c. Coastal Development Permit to allow the removal of two (2) Monterey Pine trees;
    d. Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; and
    e. Three Variances to allow the reduction of required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet and 8 inches, and required side setback from 5 feet to 4 feet.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION

Agent: Bill Medford, Architect
Property Owners: John and Geneva Crane
APN: 009-132-001-000
Parcel Size: 0.17 acres (7,509 square feet)
Zoning: Medium Density Residential, two units per acre, with a Design Control overlay zoning district within the Coastal Zone [MDR/2-D(CZ)]
Plan Area: Carmel Area Land Use Plan
Flagged and Staked: Yes

SUMMARY/DISCUSSION

The Crane property sits within the Carmel Woods subdivision. The property is 0.17 acres with the rear of the property facing another street (Camino Del Monte Street) and is considered a through lot with two front setbacks. The existing single family dwelling is 1,880 square feet with an attached 459 square foot studio. The proposed project involves an exterior and interior remodel to the main residence, including an addition of 608 square feet. The existing family dwelling has an attached 459 square foot two-story studio in which the applicant proposes to convert the first floor into a 254 square foot garage and remaining 205 square foot second floor into an Accessory Dwelling Unit (ADU). Additionally, the proposed ADU includes an addition of 384 square feet, resulting in a 589 square foot ADU. The project includes associated site improvements such as a 56 square foot deck attached to the proposed ADU and reconstruction of an existing 465 square foot deck resulting in a 409 square foot deck. As discussed below and in the attached draft resolution (**Exhibit A**), the removal of two Monterey Pine trees, less than 120 square feet of development on slopes in excess of 30% and three Variances are proposed to construct the development. The applicant provided a can and will serve letter by California American Water (Cal-Am) outlining the ability to provide water service. As proposed, the project will continue to be served by the Carmel Area Wastewater District.

Based on staff analysis, the proposed project is consistent with the policies and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan (General Plan), Carmel Area Land Use Plan, Monterey County Coastal Implementation Plan, Part 4 (CIP), andMonterey County Zoning Ordinance (Title 20).

Land Use & Site Development Standards

The property is zoned as Medium Density Residential, two acres per unit, with Design Control overlay zoning district within the Coastal Zone or “MDR/2-D(CZ)”. Pursuant to Title 20 section 20.12.040, the MDR zoning allows a single family dwelling and ADU as a principally allowed use subject to Coastal Administrative Permit in each case. The 608 square foot addition to an existing single family dwelling qualifies for an exemption from a Coastal Development Permit as outlined in Title 20 section 20.70.120.A and therefore only subject to a Design Approval as outlined in Title 20 section 20.44.030. The property is consistent with the applicable MDR development standards, which in the Carmel Area Land Use plan, are subject to a 35% maximum lot coverage and 45% maximum allowable Floor Area Ratio (FAR). The proposed lot coverage is 2,352 square feet (31%), within the requirement. The proposed FAR is 3.379 square feet 3,331 square feet, or 44.36%, also within the requirement. The maximum allowed height for main structures is 30 feet above average natural grade.

The proposed residence is 22 feet above average natural grade and the ADU is attached to the main structure, pursuant to Title 20 section 20.62.040.K, accessory structures attached to the main structure are subject to the same height requirement as the main structure. As such, the proposed development is consistent with the applicable requirements outlined above in the MDR zoning district for coverage, FAR and height.

Design

The parcel is designated within the Design Control overlay zoning district. Pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Carmel Woods is a mixture of various massing and architectural styles, most homes are older in style with one-story and two-story homes found throughout. In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the colors and materials give the general appearance of natural materials and include white windows and doors, a matte gray/brown standing seam metal roof and dark gray composition shingles, and off-white siding for the exterior walls. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway.

Tree Removal and Protection

The proposed project includes the removal of two Monterey pine trees. An Arborist Report (see **Exhibit B**) identified both trees as being 28 inches and 29 inches in diameter when measured at breast height and are defined as Landmark trees. Pursuant to the CIP Policy 20.146.060, the removal of native trees requires a Coastal Development Permit, and also states that an exception for the removal of landmark trees can be granted by the decision-making body if no other alternatives exist whereby tree removal can be avoided. The project site is a constrained triangular lot with two front setbacks and slopes in excess of 30%. Pursuant to Title 20 section 20.64.030.E, an ADU must provide complete independent living facilities and have no internal circulation if attached to the main residence. The proposed ADU is sited in the most feasible location to lessen the impact to othe resources such as slopes; however, to ensure consistency with the applicable ADU regulations, egress/ingress into the ADU is proposed to be located on the side of the property through its own entrance with the construction a proposed deck. Two Monterey Pine trees are located within this development area with potential impacts to critical root zones. Although the deck is proposed to be constructed on posts, the impact is still high as outlined in the Arborist Report and therefore, removal of these trees are proposed. Staff finds that these are the minimum trees necessary and no alternative site locations exists. Therefore, the removal of two landmark Monterey pine trees is subject to the granting of a Coastal Development Permit. Per the Arborist Report, a replanting of 2:1 for landmark trees is recommended and incorporated as a condition of approval, resulting in four Monterey Pine trees will be required to be replanted on the subject parcel. The County of Monterey's standard condition for the Notice of Report and the Migratory Bird Treaty Act requirement for a pre-construction nesting survey will be applied to the project.

Development on Slopes

The proposed development includes a 200 square foot deck structurally attached to the rear side of the main structure and the structural posts and footings needed to support the deck would impact slopes in excess of 30%. Pursuant to Title 20 section 20.64.230.C.2.d, additions to existing structures on slopes in excess of 30% that does not exceed 120 square feet within the sloped area requires a Coastal Administrative Permit. Since the deck is an addition to an existing structure and the proposed

impacts to slopes in excess of 30% is less than 120 square feet, the project meets the requirements for development on slopes in excess of 30%.

Legal Nonconforming & Variance

The single family dwelling was constructed within the 1930s, prior to the establishment of Monterey County Code. The construction of the single family dwelling is considered legal nonconforming as to setbacks when reviewed against our current regulations for MDR zoning per Title 20 section 20.12.060, which outlines required setbacks for main structures as 20 feet (front), 5 feet (side), and 10 feet (rear). The rear side of the lot faces another road (Camino Del Monte Street) and is considered a through lot, and therefore the property has two front setbacks at 20 feet. The existing dwelling's current legal nonconforming setback is 13 feet and 10 inches (front setback at Camino Del Monte Street), feet 8 inches (front setback at Torres Street) and 4 feet (side/rear). As proposed, the main structure, additions and the ADU will remain within these existing setbacks through the granting of a variance. Although, the project includes an interior remodel and exterior updates to the single family dwelling, it will not expand further into the required front setback off of Torres street or side setback. The addition to the rear of the dwelling that fronts along Camino Del Monte Street are minor modifications that do not result any additional encroachment into the existing setback of 13 feet and 10 inches.The proposed project meets the special circumstances necessary for a variance. There are no other alternatives and due to the special circumstance of the subject property including triangular shape, two front setbacks and existing topography. Further, the variances do not constitute a grant of privilege to this project only, and the granting of the variance is consistent with the zoning regulation of the parcel as a principal use.

OTHER AGENCY INVOLVEMENT

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

HCD-Engineering Services
Environmental Health Bureau
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) at a duly noticed meeting on February 3, 2025. The LUAC unanimously voted to support the project as proposed.

CEQA

California Environmental Quality Act (CEQA) Guidelines section 15301 categorically exempts additions to existing structures provided that the addition will not result in a increase of 2,500 square feet. The proposed project consists of a remodel, addition and conversion of portions of a single-family residence on an existing residentially zoned property, inclusive of an ADU and garage. Therefore, the project qualifies for a Class 1 categorical exemption. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, developemtnn located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would

result in a cumulative significant impact.

Prepared by: Hya Honorato, Assistant Planner, x5173
Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:
Attachments
Exhibit A - Draft Resolution including:

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

Exhibit B - Arborist Report (LIB240207)
Exhibit C - Vicinity Map
Exhibit D - Variance Letter
Exhibit E - Carmel Highlands LUAC Minutes 02/03/25

cc: Front Counter Copy; Cypress Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Hya Honorato, Assistant Planner; Jacquelyn M. Nickerson, Principal Planner; John and Geneva Crane, Property Owners; Bill Medford, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230244