



Monterey County

Zoning Administrator

Agenda Item #3

Legistar File Number: ZA 16-003

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Version: 1

Current Status: Agenda Ready

Matter Type: ZA

Pietro PLN150598

Public hearing to consider adoption of a Mitigated Negative Declaration and approval of Design Approval and Coastal Development Permit to allow additions to an existing single family dwelling within 750 feet of a known archaeological resource. The property is located at 26324 Valley View Avenue, Carmel, Carmel Land Use Plan, Coastal Zone. (APN: 009-463-016-000)

PROJECT INFORMATION:

Planning File Number: PLN150598

Owner: Pietro Family Investments LP

Project Location: 26324 Valley View Avenue, Carmel

APN: 009-463-016-000

Agent: Adam Jeselnick, Architect

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

CEQA Action: Mitigated Negative Declaration

RECOMMENDATION:

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

- a. Adopt a Mitigated Negative Declaration;
- b. Approve a Design Approval to allow a first and second story addition to an existing single family dwelling; and a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, based on the findings and evidence and subject to 19 conditions of approval (**Exhibit B**); and
- c. Adopt a mitigation monitoring and reporting plan (program);

SUMMARY:

Property owner intends to remodel an existing residence and attached guesthouse. The guesthouse would become part of the main house and they would add a second story master bedroom and bath and a new garage in front. As the new second story is above the garage, the applicant is excavating the pad to lower the garage floor in order to maintain the 18-foot height limit.

A primary issue associated with this application is excavation in close proximity to known archaeological sites on Carmel Point. Although reconnaissance did not reveal any artifacts on the parcel, based upon the known abundance of sites throughout the neighborhood on Scenic Point, and the proposed plans requiring excavation and grading of soils, the archaeologist recommends a monitoring program. Staff recommends approval subject to monitoring during excavation.

DISCUSSION:

The project would add a 1,107 square foot second story addition to an existing 2,170 square foot single-story, single family dwelling and a new 483 square foot two-car garage. Currently, there is a 2,170 square foot single family dwelling with an attached garage on the parcel. There is also a small guesthouse behind the main residence. The project includes remodeling the existing residence, attaching the guesthouse, adding a second story master bedroom and bath, and adding a new garage in front. The guesthouse would become part of the main house. The new second story must maintain the 18-foot height limit for this area.

This project is located on a small urban lot (8,507 square feet) located between 16th and 17th Avenues and Carmelo Street and Isabella Avenue. Vegetation consists of various non-native ornamental gardens and hedges. Topography includes a slope gently rising up from the street.

This is an established residential area. However, the parcel is located within 750 feet of a known archaeological resource. Pursuant to Section 20.146.090 of the Carmel Area Land Use Plan, Coastal Implementation Plan, a Coastal Development Permit is required for development within 750 feet of a known archaeological resource. According to site records, the project parcel is located between three known and recorded archaeological sites: CA-MNT-1286, CA-MNT-17 (adjacent to the south boundary of the parcel), and CA-MNT-16 (one-half block west of the project parcel.) A Preliminary Cultural Resources Reconnaissance of the site was prepared by Susan Morley, M.A., dated September 2015. According to the reconnaissance, the parcel was methodically inspected for evidence of significant prehistoric or historic cultural resources. Although the reconnaissance did not reveal any artifacts on the parcel, based upon the known abundance of sites throughout the neighborhood on Scenic Point, and the proposed plans requiring excavation, the archaeologist recommended an archaeological monitoring program be developed by the archaeologist prior to construction.

Land Use Plan policies place an emphasis on avoidance of construction on archaeological sites. In this situation, the information indicates there are not likely to be cultural resources on this property. A Mitigated Negative Declaration was prepared and circulated from March 7, 2016 through April 7, 2016. No comments were received. Mitigation Measures include on-site monitoring by an archaeologist and an OCEN Tribal monitor during any soil disturbing activities. The mitigation measures are consistent with the Land Use Plan policies.

Although not located in the public viewshed, the project is in a Design Control District, which requires the project to not detract from the character of the neighborhood. In addition the Land Use Plan requires that the design of the structure be subordinate to the natural environment. The proposed colors and materials for the project include off-white stucco exterior with Carmel stone entrance, grey stained cedar windows, and clay tile roofing materials. The colors proposed are very similar to the surrounding neighborhood. There are a few houses on Valley View Avenue that have second stories over a garage similar to this project. Therefore, staff finds that the proposed project is architecturally compatible with the neighborhood and meets all the site development standards of the zoning district in which it is located.

The existing guesthouse is detached from the main dwelling. It maintains a setback of less than nine feet. As a detached guesthouse, it complies with zoning requirements. This project would

attach the guesthouse to the primary dwelling which would make it part of the main structure requiring a 10 foot minimum setback. A condition has been added that the structure must maintain the ten foot rear yard setback, which will require a minor modification to final plans.

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
Carmel Highlands Fire Protection District
California Coastal Commission

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee on March 7, 2016. The LUAC recommended approval of the project by a vote of (4-0 vote) **(Exhibit D)**. A concern was identified relative to the rear set back, so a condition is included requiring the applicant to modify their final plans to meet the 10-foot setback requirement.

FINANCING:

Funding for staff time associated with this project is included in the FY2015-2016 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, Ext. 5102
Approved by: John Ford, RMA Services Manager, Ext. 5178
Approved by: Carl P. Holm AICP, Resource Management Agency (RMA) Director

Attachments:

Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:

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

Exhibit C Vicinity Map
Exhibit D Land Use Advisory Committee Minutes
Exhibit E Initial Study/Mitigated Negative Declaration

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Carmel Highlands Fire Protection District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; Architect Adam Jesselnick, Agent; Applicant; California Coastal Commission; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN1505598