



Monterey County

Planning Commission

Agenda Item #1

Legistar File Number: PC 16-020

168 West Alisal Street,
1st Floor
Salinas, CA 93901
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June 29, 2016

Introduced: 6/23/2016

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN150500 - Panattoni

Public hearing to consider action on a Combined Development Permit to merge three parcels into two parcels; demolition of an existing single family dwelling and construction of a single family dwelling on a newly configured parcel, and construction of a single family dwelling on the second newly configured parcel.

Proposed CEQA Action: Addendum to a Negative Declaration

1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

RECOMMENDATION:

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

- a. Consider an addendum together with the Mitigated Negative Declaration; and;
 - b. Approve a Combined Development Permit to allow:
 - a. Coastal Development Permit for a Lot Line Adjustment to merge three legal parcels into two parcels;
 - b. Coastal Administrative Permit and Design Approval to allow the demolition of an existing single family dwelling and construct a new single family dwelling with attached garage;
 - c. Coastal Administrative Permit and Design Approval to construct a new single family dwelling with an attached garage;
- based on the findings and evidence and subject to 25 conditions of approval (**Exhibit C**).

PROJECT INFORMATION:

Planning File Number: PLN150500

Owner: Panattoni, Carl D and Mary Jane TRS

Project Location: 1476 and 1482 Cypress Drive, Pebble Beach

APNs: 008-455-007-000, 008-411-017-000 and 008-455-008-000

Zoning: "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit-Design Control District in the Coastal Zone

Agent: Aengus L. Jeffers, Attorney

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The applicant is requesting approval to merge three legal lots (1.18 acres, 1.04 acres, 0.17 acres) into two parcels (1.66 Ac, 0.79 Ac). This application also includes demolishing an existing residence on the existing 1.18-acre parcel and constructing two new homes:

- 12,064 square foot residence lot on the 1.66-acre parcel (Parcel 2).
- 2,204 square foot residence lot on the 0.79-acre parcel (Parcel 3).

The minimum parcel size for this zoning district is 1.0 acre, so the second parcel would not conform to zoning ordinance standards. The proposed design for Parcel 2 exceeds the Pescadero Watershed impervious surface coverage limitation. In exchange, the applicant proposes to “transfer” coverage limits from one parcel to another by limiting the development potential of Parcel 3 in order to compensate for exceeding the limitations on Parcel 2. Also, staff finds that a looping driveway design is not consistent with the Del Monte Forest LUP requirement for simple and direct access.

Generally staff supports the LLA proposal. However, we recommend conditions requiring:

1. Both newly created parcels conform to zoning lot size standards (minimum 1.0 Ac),
2. Proposed house design be modified consistent with the requirements of the zoning district (Floor Area Ratio, Site Coverage, etc)
3. Visual access be provided across the site by providing visual access through the front fence and when the house is reduced in size that the foot print be modified to provide visibility corridors across the property; and

OTHER AGENCY INVOLVEMENT:

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District
- √ Water Resources Agency
California Coastal Commission

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on March 3, 2016. The LUAC recommended approval of the project by a vote of (5-0 vote) with no recommended changes or issues identified. **(Exhibit D)**

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
Reviewed 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 Discussion
- Exhibit C Draft Resolution, including:
 - Conditions of Approval
 - Site Plan, Floor Plan, and Elevations,
- Exhibit D Vicinity Map
- Exhibit E Land Use Advisory Committee Minutes, including:

• Letters of Support
Exhibit F Addendum/Mitigated Negative Declaration

cc: Front Counter Copy; Planning Commission; John Ford, RMA Services Manager; Pebble Beach District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; Aengus L. Jeffers, Attorney, Applicant; California Coastal Commission; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director; Office of District 5 Board of Supervisors