



Monterey County

Zoning Administrator

Agenda Item #2

Legistar File Number: ZA 16-014

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

July 14, 2016

Introduced: 7/1/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN150665 / Adrienne S. Herman TR

Public hearing to consider action on a Combined Development Permit for the demolition of a residence, construction of a residence, and removal of three (3) protected trees.

Proposed CEQA Action: Categorically Exempt per Section 15303(a) of the CEQA Guidelines
24982 Valley Way, Carmel, Carmel Land Use Plan.

RECOMMENDATION:

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

1. Find the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the demolition of a 772-square-foot single-family dwelling and attached garage, and the construction of a 2,332-square-foot one-story, single-family dwelling with an attached 440-square-foot carport; and
 - b. Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17").

subject to 18 conditions of approval (**Exhibit B**).

PROJECT INFORMATION:

Parcel Size: 0.25 acre

APN: 009-151-008-000

Zoning: MDR/2-D (CZ)

Land Use Designation: Medium Density Residential

Agent: Chad Brown

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The applicant would like to demolish an existing 772-square-foot single-family dwelling and construct a 2,332-square-foot one-story, single-family dwelling with attached carport, resulting in the removal of three (3) protected trees. Staff finds that the number trees proposed for removal is the minimum necessary to develop the parcel because the proposed home is sited, generally, in the same location as the existing dwelling, in an area with a lower density of trees, and the size of the home does not encroach into areas on-site which have a higher concentration of trees. As proposed, the size and design of the home is consistent with the neighborhood character. Based on these factors, staff recommends approval of the project.

DISCUSSION:

The subject site is a 0.25-acre parcel located within a developed residential neighborhood of the Hatton Fields subdivision, in unincorporated Carmel. This lot presently contains a single-family dwelling, which will be demolished to allow the construction of the new residence.

Archaeological:

Monterey County GIS identified this parcel as being within a high archaeological sensitivity area. A Preliminary Cultural Resources Reconnaissance was prepared for the project site. The archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in this region, and concluded the nearest positive archaeological site is approximately one-half mile in linear distance from the project parcel. Therefore, there is no reason to delay the project for archaeological concerns. However, a standard condition of approval has been incorporated (Condition No. 3).

Tree Removal:

Section 20.146.060.A.1 of the Coastal Zoning Ordinance states that a Coastal Development Permit is required for the removal of native trees. Three Coast live oak trees (6", 14" and 17" in diameter) are proposed for removal in order to accommodate construction of the single-family dwelling. These trees are located within the outer perimeter of the proposed building footprint. Staff finds that the size of the proposed residence is reasonable and is proposed within the most open portion of the parcel, utilizing the area disturbed by the existing residence. As such, the project has been designed to minimize tree removal and maximize protection of remaining trees. The project has been conditioned to preserve the trees on-site to be retained. (Condition No. 5).

Design Review:

Residences along Valley Way were primarily constructed prior to 1955. On the subject site, the existing "Mid-Century Modern" style single-family dwelling was constructed in 1948. A Phase One Historic Assessment (LIB160118) was prepared by Seth A. Bergstein and concluded that the residence is not historically significant.

The proposed residence is a single-level dwelling with a proposed height of approximately 11 feet. There is an existing six-foot, wood-slat fence along the perimeter of this parcel, in addition to existing landscaping which provides a visual buffer between Valley Way and the proposed residence. The low profile of the residence, with a flat roof, and the existing landscaping will result in the proposed residence being minimally visible from Valley Way. The proposed structure will be comprised of green-stained cedar siding, rusted corten roofing, and rust-red trim. This is a strong color palette, and on this small structure which is minimally visible, will be appropriate for this location. The size, siting, and design of the dwelling are very modest and not expected to have any visual impact on the neighborhood.

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
Cypress Fire Protection District
Carmel Land Use Advisory Committee

The proposed project was reviewed by the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) on May 16, 2016. LUAC recommended approval of the project by a vote of 3-0 (**Exhibit C**).

Prepared by: Ashley Nakamura, Assistant Planner, Extension 5892 *AN*
Reviewed by: John Ford, RMA Services Manager, Extension 5158 *JF*
Approved by: Carl P. Holm, AICP, Director Resource Management Agency *CPH*

Attachments:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution, including:
 - Conditions of Approval
 - Site Plan, Floor Plan, and Elevations
 - Vicinity Map
- Exhibit C Land Use Advisory Committee Minutes

cc: RMA Front Counter Copy; Zoning Administrator; California Coastal Commission; John Ford, RMA Services Manager; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Adrienne Herman, Owner; Chad Brown, Agent; The Open Monterey Project (Molly Erickson); LandWatch; District 5 Supervisor, Project File PLN150665