

Exhibit B

This page intentionally left blank.

EXHIBIT B DISCUSSION:

Background:

In the staff report for the June 29, 2016 hearing, the following concerns were addressed and considered by the Commission:

1. Lot Line Adjustment: The lot line adjustment proposed to merge three parcels (1.18 acres, 1.04 acres, .17 acres) into two parcels, a 1.66 acre and a .79 acre parcel. The application sought to convert two conforming lots and a non-conforming lot into a conforming and a non-conforming lot. This is not consistent with the site development standards for LDR Zoning; both parcels need to maintain a minimum area of one acre.
2. Pescadero Watershed: The project is located within the Pescadero Watershed. Which requires lot coverage and impervious surfaces for residential development be limited to a maximum of 9,000 square feet per lot. For the Lower parcel, the project proposed 7,533 square feet of structural coverage and 3,420 square feet of impervious surfaces, a total of 10,953 square feet (1,953 square feet over). The Upper parcel proposed a total of 5,031 square feet which was consistent with the allowable 9,000 square foot limitation. In order to compensate for exceeding the impervious surface limitation on the Lower parcel, and because they were proposing a long looping driveway (not simple and direct access) the applicants had proposed limiting the total impervious surfaces and site coverage limitations on both Upper and Lower parcels to a total of 16,000 square feet combined maximum (2,000 square feet less than the allowable 18,000 square feet combined maximum). Also, limiting the expansion of future floor area on the Upper parcel to 5,031 square feet and prohibiting second floor development on the Upper parcel in order to avoid visibility of the Upper parcel from Cypress Drive.

Because of the unusual circumstance with two parcels under common ownership, the applicants' overall coverage request to limit the combined total to 16,000 square feet for the two parcels would be consistent with the Pescadero Watershed coverage limitations.

3. Simple and Direct Access: The Del Monte Forest Land Use Plan requires new residential driveways and other vehicular surfaces to be the minimum length and width necessary to provide simple, direct access, and surfaces shall be designed to minimize runoff. There is an existing driveway that enters from the northwest side of the upper lot off Cypress Avenue. The project proposes an additional entrance on the southwest side of the upper parcel and would loop around the upper parcel and exit onto the existing driveway on the north side. Creating a separate driveway and a loop around the upper parcel is not simple and direct access. The preferred method of achieving compliance with this policy would be to have both parcels take access off the existing driveway. The purpose of the simple and direct access is to minimize site disturbance. In exchange for the disturbance associated with the larger driveway, and in combination with exceeding the Pescadero Watershed Impervious Surface Coverage requirements, the applicant proposed limiting the size of the house on the upper parcel. Staff found that this is an acceptable solution to meeting the intent of the policy.
4. Scenic and Visual Resources: The LCP protects the scenic and visual resources of the Del Monte Forest, including specific policies related to the 17-Mile Drive corridor. The existing

site plan and the new proposal had included fencing, gates and the house design which precluded visual access from 17 mile drive to the coast. The staff report identified that the northern driveway location was a good opportunity to open up that visibility corridor and provide visual access to the coast.

5. Site Development Standards and Design: The properties are zoned “LDR/1.5-D (CZ)” Low Density Residential, 1.5 acres per unit, Design Control District, in the Coastal Zone. Site Development standards for the LDR zoning district restricts lot coverage to a maximum of 15% and a floor area ratio to a maximum of 17.5%. The FAR for the lower parcel exceeded 17.5%. In exchange for this, the applicant was proposing to limit the amount of area that could be placed on the upper parcel, including not allowing a second story. This would have been accomplished through a deed restriction. This was not seen as an acceptable solution.

Revised Project:

In response to the Planning Commission’s continuance, the applicant has modified the project as follows:

a Lot Line Adjustment

The proposed Lot Line Adjustment is now requesting to merge three legal lots (1.18 acres, 1.04 acres, 0.17 acres) into two parcels (1.42 Ac, 1 Ac). Both newly created parcels conform to zoning lot size standards of a one acre minimum building site. Staff finds this consistent with the regulations required for LDR Zoning and Title 19 (Coastal).

b House Design and Site Development Standards

With the changes to the lot sizes, the single family dwellings have been revised as follows:

- The Lower parcel proposes a 10,254 square foot two story home with an attached 490 square foot garage (this is a reduction of 1,911 square feet over the previous proposal); and
- The Upper parcel proposes a 3,704 square foot house with a 599 square foot garage (this is an increase of 1,318 square feet over the previous proposal).

Proposed development on each parcel meets the 15% lot coverage as required by the LDR/1.5 zoning district; and now each parcel meets the required 17.5% floor area ratio limitation without any “recycling” of square footage from the Upper Parcel. This is responsive to the concerns expressed at the previous Planning Commission meeting.

c Pescadero Watershed and Simple and Direct Access

The applicants’ overall structural and impervious site coverage for the two parcels is 15,997 square feet. In order to compensate for exceeding the impervious surface limitation on the Lower parcel, the project still proposes a Deed Restriction to limit the total building and impervious surface coverage on both the upper and lower parcels to a maximum of 16,000 square feet (which is 2,000 square feet less than the 18,000 square feet combined Pescadero Watershed maximum). The intent of the Pescadero Watershed policy is to ensure that the biological values of open coastal waters and the Carmel Bay are protected by carefully minimizing runoff by limiting development. No other deed restrictions are proposed. Hence, a second story could potentially be proposed on the Upper parcel. The restriction on the second story on the upper parcel was related to the desire to exceed the area allowed on the lower parcel. Now that the lower parcel conforms to area limitations, the reason for the limitation for the upper parcel has been removed.

The driveway proposal has not changed. The shared driveway approach avoids a blind corner in front of the existing driveway, avoids removing any trees, and adds about 1000 square feet of additional driveway coverage relative to the existing driveway. The purpose of the simple and direct access is to minimize site disturbance. In exchange for disturbance of a larger driveway, and in combination with limiting the Pescadero Watershed Impervious Surface Coverage requirements to 16,000 square feet, staff finds this an acceptable solution to meeting the intent of the policy and supports the proposed shared driveway. The Fire department also supports the proposed driveway loop because it provides good access to both of the houses.

Staff finds this an acceptable solution to addressing simple and direct access. It is not strict conformance, but it is consistent with the intent, by limiting the amount of disturbance on the property.

d Scenic and Visual Resources:

The biggest change is that the applicants have redesigned the project to create a meaningful public view corridor along the south side of the property to the sea; specifically to comply with Policy 56 of the Del Monte Forest Land Use Plan which states, “New development, including such structures as fences constructed between 17 Mile Drive and the sea, shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, are methods that should be used to reduce obstruction.

To conform to this policy, the project has been redesigned in the following manner:

- The proposed Site Materials Plan (Sheet L1.0) now includes a new fence/gate design which opens up a public view corridor along the south side of the property (“South View Corridor”); this is where the new gate is proposed;
- The house on the Lower parcel has been shifted to the north by approximately 13 feet to allow a view from 17 Mile Drive to the sea through the South View Corridor;
- The house on the Lower parcel has also been reduced in height by 2.4 feet over the previous proposal. The garage has been reduced in height by 1.4 feet over the previous proposal in order to accommodate for vehicular access;
- Non-native trees within the South View Corridor will be pruned or removed to create a view to the sea, and the lower branches of the native trees will be pruned up to create additional view. An on-going Condition of Approval requires pruning of the trees in order to keep the public view open;
- The shed along the south fence line will be removed to open the view to the sea; and
- The design of the existing main gate on the north side of the property has been redesigned to match the new gate at the South View Corridor.

This proposal will achieve the visual coastal access being sought in the prior Planning Commission hearing.