

Exhibit A

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EXHIBIT A

DISCUSSION:

Proposal and Entitlement: The applicants propose a second-story guesthouse constructed over the existing attached garage of a single-story family residence, a first floor addition providing a stairway to the second story within the breezeway between the house and garage, a new 3 foot tall picket fence around the house on the Sloat and Aztec Road frontages and a six foot high privacy redwood fence with lattice along a Aztec Road. No tree removal or grading is proposed.

The parcel's zoning designation is MDR/B-6-D-RES, which allows guesthouses as a permitted use. A guesthouse is defined as *"an attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental to the main structure, on the same lot, and not to be rented, let or leased, whether compensation is provided or not."* Guesthouses have specific restrictions (see Exhibit C), one of which is the requirement that the applicant record a deed restriction stating all of the regulations applicable to the guesthouse. This is required prior to the issuance of the corresponding construction permit.

Setting: The parcel is a 9,258 square foot corner lot, located at 3055 Sloat Road in the non-coastal area of Pebble Beach. The parcel is located at the intersection of Sloat Road and Aztec Road. The existing house is a one-story 2,674 square foot ranch-style home with exterior green wood siding. The main entrance faces Sloat Road. The driveway, attached garage and secondary entrance are located off of Aztec Road. The house is located approximately 30 feet from Sloat Road and 20 feet from Aztec Road. Sloat Road is characterized by large front yard setbacks with mature trees. The homes in the vicinity sit on similarly sized lots and are primarily earth tone ranch- style homes, single-story or split-level.

Design Approval Analysis: Based on the parcels zoning, the proposed project requires an Administrative Design Approval. The property is located in a Design Control Zoning District, where a Design Approval permit is required subject to Chapter 21.44 of the inland ordinance for any site development proposals *that assure protection of the public viewshed, neighborhood character and to assure the visual integrity of the development without imposing undue restrictions on private property.*

The second story guesthouse, as proposed, would add a second floor to the structure, but given that the second story addition is limited to 600 square feet, it does not significantly change the bulk and mass of the structure. The limited second story addition does not significantly change the architectural integrity of the existing home. The design is compatible with the other homes in the neighborhood some of which are split level which taller than a typical ranch-style home. The proposed addition would not be obtrusive to public views, since neither Sloat nor Aztec Road are in a location which require protection of public views. The colors and materials of the proposal will match the existing residence: wood siding in green, vinyl windows with wood trim with obscure glass, composition asphalt roofing, single garage door, gable end vent, fascia, cooper flashing and cable deck railings. See Exhibit C for Design Approval colors and materials and Exhibit E for photographs of existing house. Additionally, The Del Monte Land Use

Advisory Committee (LUAC) recommended approval of this project as proposed.

Guesthouse Regulations

Monterey County Code (MCC) Section 21.64.020.D.11 states, "...guesthouses height shall not exceed fifteen (15) nor be more than one story. Additions to height and placement of guesthouses over a one-story structure, such as a garage, may be considered by Use Permit (ZA) when intended to provide for architectural consistency and compatibility with the main residence." The Cooke's guesthouse is proposed over the existing attached garage. The requirement of a Use Permit for a second-story guesthouse, would apply if the second-story guesthouse was proposed over a detached garage. Since detached accessory structures have a height maximum of 15 feet in this zoning designation. Additionally, pursuant to MCC Section 21.62.030.D, under Height and Setback Exceptions, it states that any accessory structure structurally attached to the main structure, shall be allowed to be the same height as the main structure. Therefore, the proposed second-story guesthouse, is allowed without the requirement for a Use Permit because it is proposed over the existing garage, structurally attached to the main residence.

CONCLUSION:

The proposed Administrative Design Approval meets the required development standards such as setbacks, lot coverage and floor area limitations and height maximum for the zoning district. The site proposal provides an open area for parking at the eastern portion of the property, as one parking space is required for the guesthouse. By constructing the guesthouse on the second story, the property will continue providing backyard space and its design is architecturally consistent and compatible to the main residence and it meets the design standard guidelines. No tree removal or grading is proposed. An archeological report prepared for the project concluded that the site revealed that no cultural materials are present that would indicate an archaeological site. For all reasons previously discussed, staff supports approval of this Administrative Design Approval, subject to the required condition that the applicants record a deed restriction for the guesthouse.