

Exhibit A

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EXHIBIT A DISCUSSION

Project Description, Setting, and Background

The Applicant requests approval of an Administrative Permit and Design Approval to allow development of a 4,561 square foot single-family dwelling with an attached 561 square foot garage, and a 2,095 square foot non-habitable accessory structure (barn). The proposed exterior colors and materials include natural/brown-tone cedar board and batten siding, Carmel stone, steel windows, and corrugated metal roofing. The project parcel/site is in a rural setting, and part of a larger 320.43-acre legal lot of record consisting of four Assessor's Parcel Numbers. A portion of the property is currently in agricultural cultivation, and the proposed barn would support the ongoing agricultural operations. The project site is also situated north of the Holman Ranch visitor-serving operations, which are located on a separate legal of record. Access to the proposed single-family dwelling and barn would be on the existing Holman Road. The surrounding parcels to the north and east are large (100+ acres), undeveloped parcels zoned for resource conservation, permanent grazing, and rural density residential uses. The legal, non-conforming Holman Ranch visitor-serving commercial operations are located on an approximately 85-acre parcel to the immediate south of the project parcel. Parcels to the west are zoned for low-density residential use, and the two parcels to the immediate westerly direction are approx 20 and 13 acres. Further west and south are parcels ranging in size from 1 to 5 acres.

Pursuant to Monterey County Code, Administrative Permits are determined by the Chief of Planning unless they are referred to the Zoning Administrator for consideration. Prior to staff scheduling this application for administrative approval by the Chief of Planning, two members of the public requested a public hearing (**Exhibit E**). Therefore, this item was set for public hearing before the Zoning Administrator on October 13, 2016. The concerns expressed by the public involve the possible use of the proposed single-family dwelling and barn for visitor-serving commercial operations. The property is zoned Rural Density Residential, 10 acres minimum per unit, with Design Control, Site Plan Review and Residential Allocation Zoning District Overlays (RDR/10-D-S-RAZ). The construction of single-family dwellings and accessory structures are an allowed use in the RDR zoning district.

Zoning District Overlays

The Site Plan Review Zoning District ("S" overlay) requires review of development, where by reason of its location, it has the potential to adversely affect or be adversely affected by natural resources or site constraints. In this instance, the County applied the "S" overlay to require review of the potential impact of development on the viewshed of Carmel Valley Road. The Design Control Zoning District ("D" overlay) requires review of proposed structures to assure protection of the public viewshed and neighborhood character. Together, the "D" and "S" overlays protect the visual resource of the surrounding hills as viewed from Carmel Valley Road.

Design and Neighborhood Character

As described above, the proposed development is located in a rural setting surrounded by large residential and agricultural parcels. Based on staff review of the project application and materials, the proposed structures have been designed in a traditional, rustic Carmel Valley ranch style appropriate to the setting and consistent with Carmel Valley's rural character and the policies of the Carmel Valley Master Plan. The proposed exterior colors and materials for the

single-family dwelling and barn include natural/brown-tone cedar board and batten siding, Carmel stone, steel windows (brown), and corrugated metal roofing. These colors and material finishes are consistent with other dwellings in the surrounding area, and are typical of rural/agricultural structures. Specifically, surrounding roofs include a combination of gray, brown, and red roofing materials. Staff has also recommended conditions to require landscaping (Condition No. 5) and review of proposed exterior lighting (Condition No. 6) to minimize potential visual impacts. As proposed and conditioned, the structures are consistent with the surrounding rural residential neighborhood character, and the project will not create a substantially adverse visual impact when viewed from a common public viewing area. Therefore, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Site Plan and Grading

The project parcel slopes to the north, so structural development on the parcel would involve grading regardless of footprint location. Grading for the structures and associated infrastructure includes 680 cubic yards (CY) of cut and 680 CY of fill. All proposed grading will be balanced on site, and there will be no import or export of soil. The access driveways to the structures will follow the existing site contours and will not result in the need for retaining walls. The applicant has also minimized potential visual impacts by re-designing the single-family dwelling as a single-story structure, thereby reducing the height by 4.5 feet, from 28 feet to 23.5 feet above average natural grade. In addition, the proposed development site is screened from Carmel Valley Road by distance, topography, and vegetation and trees.

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on September 6, 2016, voted unanimously (5 – 0) to support the project with recommended changes to roof and siding color, solar panel location, window glare, and structure use (**Exhibit D**). In response to concerns expressed by neighbors, the applicant has re-designed the garage to place it on the same level as the single-family dwelling (SFD), thereby reducing the overall height of the SFD above average natural grade by 4.5 feet, and reducing the combined square footage by 328 square feet. As initially proposed, the project did not include solar panels; however, the applicant also revised the plans to identify the southern elevation as an area for placement of roof-mounted solar panels. The applicant also agreed to use treated windows to reduce the potential of glare impact on surrounding neighbors. However, the applicant retained the originally-proposed colors and materials. The proposed exterior colors and materials are consistent with the surrounding residential neighborhood character, and are in keeping with the preservation of Carmel Valley's rural character. Regarding use, the proposed structures are allowed uses consistent with the rural-density residential zoning. The granting of this Administrative Permit and Design Approval would only allow development of a single-family dwelling and a non-habitable accessory structure (barn). This entitlement would not grant or allow the proposed structures to be used for transient or visitor-serving operations. The legal, non-conforming status of the existing Holman Ranch visitor-serving operations would not extend to the proposed structures. In the future, if the County were to receive a complaint that the proposed structures are being used for transient or visitor-serving commercial operations prior to granting of applicable and required entitlement(s), the County would address the issue as a separate code enforcement action.

Recommendation

Staff recommends the Zoning Administrator find the project categorically exempt per Section 15303 of the CEQA Guidelines, and approve an Administrative Permit and Design Approval to allow the construction of a single-family dwelling with an attached garage, and a non-habitable accessory structure (barn), in the “S” (Site Plan Review” Zoning Overlay District, based on the findings and evidence and subject to fifteen (15) conditions of approval.

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