



Monterey County Zoning Administrator

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Agenda Item # 7

Legistar File Number: ZA 16-039

October 13, 2016

Introduced: 10/3/2016

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN160325/DEOUDS

Public hearing to consider action on a Design Approval to allow a one-story single family dwelling, guesthouse, cabana, and detached two-car garage.

CEQA Action: Categorically exempt per Section 15303 (a) of the CEQA Guidelines
131 Pine Canyon Road, Salinas, Toro Area Plan

RECOMMENDATION:

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

- a. Find the project categorically exempt per section 15303 of the CEQA Guidelines; and
- b. Approve a Design Approval to allow the construction of a 1,320 square foot one-story single family dwelling, 320 square foot guesthouse, 312 square foot cabana, 576 square foot detached two-car garage, based on the findings and evidence and subject to two conditions of approval (**Exhibit C**).

PROJECT INFORMATION:

Owner: Christopher and Antonia Deoudes

Agent: John Moore Design

Parcel Size: 5.11 acres

APN: 416-449-017-000

Plan Area: Toro Area Plan

Flagged and Staked: Yes, the site was flagged and staked prior to application submittal and remains flagged and staked.

SUMMARY:

This is an empty lot of record that shares a road with the neighboring parcel. The project site has both a designated building envelope and a designated septic envelope. The proposed architectural design of the structures consist of a country ranch architectural style with materials and colors including pearly white board and batt wood siding, charcoal standing seam metal roofing materials and dark anodized aluminum windows. The rural character of the neighborhood consists of horse barns and white colored ranch homes with ancillary structures. Along with proposed colors and materials and ranch style design, this single-story, this project is visually consistent with neighborhood character as required by the design guidelines of the Design Control Zoning District. There are no unresolved issues.

OTHER AGENCY INVOLVEMENT:

There were no other agencies or departments involved in the review of this project. The Environmental Health Bureau reviews and applies conditions to the building permits.

On September 12, 2016, the Toro Area Land Use Advisory Committee (LUAC) voted to approve the project (6-0 vote, 1 abstention) as submitted. They respected that the applicants' proposed development will occur within the building and septic envelopes and like the single story, low visual impact design.

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, x5102

Reviewed and Approved by: John Ford, RMA Services Manager, x5158

Attachments: Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Site Plans, Floor Plans, and Elevations

Exhibit D - Toro LUAC Minutes

Exhibit E - Proposed Colors and Materials

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Elizabeth Gonzales, Project Planner; Christopher and Antonia Deoudes, Owner; John Moore Design; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN160325