

Exhibit A

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DISCUSSION

Project Background, Description and Setting

The project previously came before the Planning Commission as a workshop item on October 12, 2016. Based on feedback provided by the Planning Commission, the Applicant revised the project to follow the alignment of the existing driveway, and to reduce the development footprints of the proposed garage and residence.

The Applicant proposes to demolish and replace a single-family dwelling and garage, and construct an accessory dwelling unit above the garage. In addition, the Applicant proposes to adjust an existing Conservation and Scenic Easement to improve structural placement on the parcel relative to Monterey cypress trees within the existing development footprint, and add 3,201 square feet of easement area. The proposed development would also occur within 100 feet of environmentally sensitive habitat (Monterey cypress habitat area) and within an area of positive archaeological reports.

All new development would occur within the existing disturbed footprint on the parcel. County staff reviewed the proposed development to verify that the project is compatible with the long-term maintenance of the Monterey cypress habitat area and will avoid potential damage or degradation of Monterey cypress habitat.

The project site is located adjacent to and west of 17-Mile Drive, south of Cypress Point and Crocker Grove, in a developed residential neighborhood. The parcel is bordered by the Pacific Ocean to the west, and by residential uses to the east, north, and south. Existing development on the parcel includes a single-family dwelling with an attached garage, driveway and parking area, terraces, paths, and landscaping. The property is also populated with numerous Monterey cypress and Monterey pine trees.

Monterey Cypress Habitat

The project site is located within the indigenous Monterey cypress habitat, an area considered environmentally sensitive pursuant to the Del Monte Forest Land Use Plan (LUP), and an area where development must be carefully sited to avoid adverse impacts to Monterey cypress trees or habitat values. LUP Policies 8, 20, and 72 require development adjacent to environmentally sensitive habitat area (ESHA) be compatible with the long-term maintenance of the habitat area, not disrupt habitat values, protect Monterey cypress trees within their indigenous range, and avoid potential damage or degradation of Monterey cypress habitat.

The proposed project includes the demolition of an existing residence with 10,891 square feet of floor area within a 5,291 square foot building footprint, construction of a new residence with 10,773 square feet of floor area within a 5,286 square foot building footprint, and construction of a 500 square foot garage within a 500 square foot building footprint and a 390 square foot accessory dwelling unit above the garage. In addition to the structural development, the proposed development would reduce the site's hardscape or impervious surface coverage by 3,372 square feet, and the ornamental irrigated landscaped area by 8,632 square feet. The Applicant proposes to reduce the impervious surface area through removal of existing terraces and pathways, and by narrowing the driveway and parking area. In addition, the Applicant proposes a 3,201 square foot net increase to the conservation easement area.

As proposed, re-development of the site would not encroach into any undisturbed Monterey cypress habitat area, and the new structures are sited in areas previously-disturbed by either

hardscape or non-native landscaping. The project has been sited and designed to avoid adverse impacts to both individual Monterey cypress trees and cypress habitat located on the parcel. The arborist (LIB160112) and biological (LIB160113) reports prepared for the project concluded the development would not result in impacts to sensitive species or habitat, and that Monterey cypress habitat would be enhanced and improved for seed germination and development. The project would also improve the viability of Monterey cypress trees within the proposed development footprint of the single-family dwelling by increasing the distance between the proposed structure and the trees, thereby increasing the amount of available rooting space.

Based upon the proposed restoration elements, the project represents an opportunity to increase and promote Monterey cypress native habitat. The project incorporates and proposes to implement recommendations for improving the health and viability of the habitat system as a component of the development. Restoration would be partially accomplished by removing all of the existing turf and planted landscaping beyond the footprint of the proposed new residence, and preparing these areas for future Monterey cypress germination. Consistent with LUP policies regarding protection of ESHA, the County has applied Condition No. 7 to ensure protection of a Monterey cypress trees adjacent to the construction area, Condition No. 10 to require restoration of areas disturbed during construction activities, and Condition No. 13 to require arborist and biologist certification that all development has been constructed in accordance with the recommendations in the reports prepared for the project. In addition, Condition No. 8 has been applied based on the Applicant's proposal to increase the existing conservation and scenic easement area by 3,201 square feet.

As proposed and conditioned, the project would result in significant improvements over the existing site development pattern by moving structural and hardscape development away from existing Monterey cypress trees, by reducing the landscaped area on the parcel, and by increasing the amount of easement and protected habitat area, and by promoting the health and vitality of the Monterey cypress habitat to the maximum extent possible.

Public Viewshed and Design

The proposed development is consistent with Del Monte Forest Land Use Plan (LUP) Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. Based on the proposed structural siting compared to the location of the existing single-family dwelling, the development proposal would not interfere with visual access along 17-Mile Drive or to the ocean. The proposed structures would be constructed within the same approximate development footprint and visual alignment as the existing structure. Also, the design and siting of the proposed accessory dwelling unit (i.e., above the proposed detached garage) allows the unit to blend with the bulk and mass of the proposed single-family dwelling in the background. The proposed structures would not intensify visual impacts over the existing residential use of the site, and would be visually compatible with other structures in the site vicinity. In addition, the existing conservation and scenic easement area on the northern half of the subject property provides visual access to the ocean from 17-Mile Drive.

Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed structure color and material finishes include earth-toned stone and masonry, dark gray metal window frames, and charcoal gray slate roofing. The proposed finishes are consistent with other dwellings in the neighborhood and with the surrounding residential neighborhood character, and blend with the surrounding natural

environment. As proposed and conditioned, the project is consistent with applicable LUP visual resource policies, assures protection of the public viewshed, and is consistent with neighborhood character.

Cultural Resources

County records identify the project site is within an area of high sensitivity for prehistoric cultural (archaeological) resources, and within an area of positive archaeological reports. Therefore, the project includes a Coastal Development Permit to allow development within an area of positive archaeological reports. However, an archaeological report (LIB160109) prepared for the project confirmed that the proposed development would not impact archaeological resources in the area. The resources are located in an existing archaeological easement, and the proposed development does not encroach into the easement. The County has independently reviewed this report and concurs with its conclusions. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a County standard project condition (Condition No. 3).

Del Monte Forest Land Use Advisory Committee

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on April 21, 2016, voted unanimously (4 – 0) to support the project as proposed.

Recommendation

Staff recommends that the Planning Commission find the project categorically exempt per Section 15302 of the CEQA Guidelines, and approve the Combined Development Permit, based on the findings and evidence and subject to twenty-four conditions of approval.

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