



Monterey County Zoning Administrator

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item # 1

Legistar File Number: ZA 17-013

March 02, 2017

Introduced: 3/28/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN160076 - Heiser (Continued from February 23, 2017)

Public hearing to approve a Combined Development Permit for the construction of a single family dwelling and the removal of four Monterey Pine trees and one coast live oak.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303.

Location: 1246 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-293-024-000)

RECOMMENDATION:

It is recommended that the Zoning Administrator approve a Combined Development Permit consisting of:

- a. A Coastal Administrative Permit and Design Approval for construction of a 9,056 -square foot single-family dwelling with an 802 square foot garage; and
- b. A Coastal Development Permit for the removal of four Monterey Pine trees and one oak tree.

A draft resolution with findings and evidence is attached for consideration (**Exhibit A**). Based on Zoning Administrator direction on February 23, 2017, staff recommends approval subject to 17 conditions.

PROJECT INFORMATION:

Owners: Eric and Rebecca Heiser

Agent: Braden Sterling, Architect

Zoning: LDR/1.5-D (CZ)

Parcel Size: 1.35 acres

Land Use Designation: Residential - Low Density, 1-2.5 acres per unit

Plan Area: Del Monte Forest Land Use Plan, Pebble Beach Sub-Plan Area

Flagged and Staked: Yes, flagging and staking was installed prior to the LUAC meeting on May 19, 2016 and it is still in place.

SUMMARY:

Applicant submitted plans to construct a new split-level single-family residence on a vacant, flag lot located on the southwesterly side of Portola Road, approximately 0.6 miles southeast of the intersection of 17-mile drive and Portola Road. Five protected trees would be removed for the construction of the dwelling.

On January 26, 2017, the Zoning Administrator considered the subject project. At that meeting, inconsistencies of the home design with policies of the Del Monte Forest Land Use Plan were discussed. To address inconsistencies, the Zoning Administrator directed the applicant to:

1. Move the proposed home away from a large Cypress tree on the western side of the property to avoid the need for trimming the tree and to preserve visual screening provided by the tree;
2. Evaluate the potential to redesign the driveway to provide “simple and direct access” to the garage; and
3. Evaluate the potential to minimize the landscape walls on the southwest side of the proposed home.

Staff returned with revised plans on February 23, 2017. Revisions to the project included moving the house away from the Cypress tree about five feet, and shrinking the size of the landscape planter areas. Information was presented from the Fire Department regarding the proposed driveway and other site-specific conditions.

The Zoning Administrator found the revised plans address the direction provided on January 26, 2017 and meet applicable policies and regulations. As designed and conditioned, and based on the unique circumstances of this case, the project adequately balances requirements of the Del Monte Forest Land Use Plan policies with the right for residential development on the lot and the project. The Zoning Administrator adopted a resolution of intent to approve the project as designed. Staff was directed to present a resolution of approval at a special hearing on March 2, 2017.

CEQA: Construction of a new single family home is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the guidelines. The project includes construction of one new single family residence in a low density residential zone. There are no special circumstances that would trigger environmental review (Section 15300.2 of the CEQA guidelines).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- ✓ RMA-Planning
- ✓ RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District (Fire Protection District)
- ✓ Del Monte Forest Land Use Advisory Committee

Departments/Agencies marked with a ✓ recommended conditions of approval.

Land Use Advisory Committee (LUAC) Review: The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on May 19, 2016. The LUAC recommended approval of the project by a vote of 7 ayes, 0 noes, with 1 absent (Exhibit E) with the recommendation that an oval design for the driveway turnaround would be more desirable

than a circle. The oval design has been included in the final project plans.

Prepared by: Craig Spencer, Senior Planner, RMA Planning Services, Extension 5233

Reviewed by: Brandon Swanson, RMA-Service Manager, Extension 5193

Approved by: Carl P. Holm, AICP, Director of the RMA

Attachments:

Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Site Plan (dated February 6, 2017), Floor Plan, and Elevations

Exhibit B - Vicinity Map

cc: Front Counter Copy; Jacqueline Onciano, RMA Services Manager; Eric and Rebecca Heiser, Owner; Braden Sterling, Architect; Anthony Lombardo, Attorney; Mr. and Mrs. Salzman, neighbors; Project File PLN160076