



Monterey County Zoning Administrator

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

Agenda Item No. 2

Legistar File Number: ZA 17-027

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Current Status: Agenda Ready

Matter Type: ZA

PLN140684 - MCBRIDE

Public hearing to consider a Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning Designation and Design Approval.

Project Location: 325 River Road, Salinas, Toro Area Plan

Proposed CEQA action: Categorically Exempt per Section 15301(e) of the CEQA Guidelines.

RECOMMENDATION:

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

- Find the project Categorically Exempt per Section 15301(e) of the CEQA Guidelines; and
- Adopt a resolution to approve a Variance Request to increase the allowable maximum lot coverage within the "F" (Farmlands) Zoning designation from 5% to 14.9%; and
- Approve a Design Approval to allow a 943-square foot addition/remodel, 408 square foot garage addition and 180 square foot deck addition to an existing 1,727 square foot single family dwelling. Project also includes the demolition of an existing 1,600 square foot outbuilding (shed).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**).

Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION:

Agent: Office of Finegan & Harrington (Michael Harrington)

Property Owner: Dean & Martha McBride

APN: 139-061-005-000

Zoning: F/40-D or "Farmlands, 40-acre minimum with Design Control Overlay"

Plan Area: Toro Area Plan

Flagged and Staked: No

Project Planner: David J. R. Mack, AICP

SUMMARY:

Prior to the dedicated residential use of the site, the subject property was associated with agricultural use (egg production), and was part of a larger legal lot. The existing on-site accessory structures were developed as part of this larger historical agricultural use. Since that time, the original larger parcel was split and reconfigured into 3 separate parcels, with the subject parcel being one of the three. Many of the previous structures were retained onsite, effectively resulting in a non-conforming parcel as it relates to current coverage on the subject property.

The existing development on the site can be considered "legal non-conforming" as to coverage, because the primary development was constructed prior to the current parcel size and when the

site supported an agricultural use. However, modification of a nonconforming structure may only be permitted if the enlargement, extension, reconstruction, or structural alteration conforms to all the regulations of the district in which they are located. Therefore, to alter and maintain the existing site coverage, the application for and granting of a Variance would be required.

The McBride application is a Variance Request to increase the allowable lot coverage on the site from 5% to 14.9% and a Design Approval. The Design Approval would allow the demolition of one of the original existing 1,600 square-foot accessory structures and replacement with approximately 1,425 square feet of new construction. The new construction would consist of a 943-square foot remodel to an existing single family dwelling including: a 387 square-foot workroom; 114 square-foot living room addition; 108 square foot kitchen addition; 268 square-foot bath/utility addition; and 66 square-foot second-story bathroom addition. The project also includes a 408-square foot garage, and 180 square foot deck. Total onsite construction consists of 1,531 square feet; however only 1,465 square feet apply towards coverage (66 square-foot second-story addition does not count toward coverage).

Total existing on-site “legal-nonconforming” development consists of approximately 9,636 square feet of structures (15.15% coverage). The proposed project will reduce overall coverage to approximately 9,501 square feet (14.9%).

Two other Variances (ZA093040 and PLN010572) have been issued within the immediate vicinity to allow an increase in allowable coverage. One of these Variances (ZA093040) is situated immediately adjacent to the project site, at 327 River Road, while the other is located at 285 River Road. Both Variances were issued for either an increase in on-site storage and/or to allow residential construction/additions.

DISCUSSION:

Detailed discussion is provided in **Exhibit A**.



OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Water Resources Agency
- Monterey County Regional Fire Protection District

The proposed project was reviewed by the Toro Land Use Advisory Committee on October 13, 2014. The Toro LUAC recommended approval of the project by a vote of 8-0 (1 member absent) (**Exhibit C**), and expressed their belief that the proposed project meets the intent and required findings of support for the Variance Request. The LUAC also requested that a 1,600 square-foot existing outbuilding on the property be removed to allow the structural additions requested. This request has been incorporated into the project design.

Prepared by: David J. R. Mack, AICP, Senior Planner, x5096
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: Carl Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Toro LUAC Minutes

Exhibit D - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit E - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; David J. R. Mack, AICP, Senior Planner; Brandon Swanson, RMA Services Manager; Finegan & Harrington (Michael Harrington), Agent; Dean & Martha McBride, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN140684