



Monterey County Planning Commission

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Agenda Item No. 1

Legistar File Number: PC 17-047

June 28, 2017

Introduced: 6/19/2017

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN170126 - PATTERSON

Public hearing to consider permits for the construction of a single-family dwelling with amenities and removal of six Monterey Pine trees.

Project Location: 3078 Forest Way, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines;
and
- 2) Approve
 - a. Design Approval to construct a one-story single-family dwelling (3,100 sq. ft.), attached garage (590 sq. ft.), side patio (230 sq. ft.), porch (80 sq. ft.) and deck (190 sq. ft.) and associated grading (380 cubic yards of cut and 30 cubic yards of fill).
 - b. Use Permit for the removal of six Monterey Pine trees.

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

Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Agent: Cheryl Burrell

Property Owner: Richard & Anne Patterson

APN: 007-692-005-000

Parcel Size: 12,469 sq. ft.

Zoning: MDR/B-6-D-RES

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY/ DISCUSSION:

The subject application is for the construction of a new single family dwelling and related amenities (garage, patio, porch, deck) totaling approximately 4,200 square feet on an existing vacant residential parcel in the Pebble Beach community. The project site is located on 0.2862-acre (12,469 square foot) parcel located in Pebble Beach of the Del Monte Forest (3078 Forest Way, Pebble Beach, Assessor's Parcel Number: 007-692-005-000).

Staff conducted a site visit on April 5th, 2017. The project was staked and flagged and staff determined the proposed structure was appropriately sited on a relatively constrained parcel. The proposed structure is consistent with the surrounding residential development and will

blend with the natural environment since no further landscaping will be added. Landscaping will be kept in its natural state to attribute to the uniqueness of the surrounding Del Monte Forest. The classic modern architecture design is consistent with the design guidelines of the Del Monte Forest. Furthermore, the Del Monte Land Use Advisory committee unanimously recommended approval.

Although 6 trees are requested for removal, 4 of the 6 trees are in poor condition. The specific condition of the trees is as follows:

- One 8" diameter tree has stem decay
- One 18" diameter tree has exposed roots with uplifting soil
- Two 16" & 18" diameter trees are infested with beetles
- Two 16" diameter trees are in fair condition.

Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260.D.4 (Title 21), the six trees being removed will need to be replaced onsite on a one-to-one (1:1) ratio. A condition of project approval, (Condition No. 8) requiring the replacement/replanting of all removed trees has been applied to the project. In addition, surrounding trees located close to the construction site shall be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials.

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
Pebble Beach Community Service District
Del Monte Forest Land Use Advisory Committee

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on April 20, 2017. The LUAC recommended approval of the project by a vote of 5/0 (**Exhibit B**).

Prepared by: Son Pham-Gallardo, Assistant Planner, x5226
Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet
Exhibit B - Del Monte Forest LUAC Minutes
Exhibit C - Draft Resolution including:

- Conditions of approval
- Site Plans, Floor Plans & Elevations

Exhibit D - Vicinity Map
Exhibit E - Arborist Report
Exhibit F - Final Map

cc: Front Counter Copy; Planning Commission; Son Pham-Gallardo, Assistant Planner, Brandon Swanson, RMA Services Manager; Cheryl Burrell, Agent; Richard & Anne Patterson, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170126