



Monterey County Zoning Administrator

Agenda Item No. 4

Legistar File Number: ZA 17-058

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

November 09, 2017

Introduced: 10/26/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170658 - CRAWLEY

Public hearing to consider the conversion of an existing detached attic storage (located above existing garage) into a guesthouse with exterior improvements including the replacement of dormers and a new garage door.

Project Location: 26442 Carmelo Street, Carmel, Carmel Area Land Use Plan

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

RECOMMENDATION:

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

- a. Find the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines; and
- b. Approve a Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval for the conversion of an attic into a 406-square foot guesthouse above an existing garage; and 2) Coastal Development Permit for development within 750-feet of a known archaeological site.

The attached draft resolution includes findings and evidence for consideration (**Exhibit D**). Staff recommends approval subject to 4 conditions of approval.

PROJECT INFORMATION:

Agent: Terry Latasa

Property Owners: Thomas W. and Anita E. Crawley TRS

APN: 009-471-007-000

Parcel Size: .1337 acres

Zoning: MDR/2-D (18) (CZ)

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project site is located at 26442 Carmelo Street, across from the Carmel River, on the west side of Highway 1. The 7,400-square foot single family dwelling sits on top of a slightly sloped lot and fronts Carmelo Street. The garage is set back approximately 90 feet from the street, behind the house. Beginning with the Crawley residence, the homes on this side of Carmelo Street face a wetland and are about 500 feet from the Carmel River State Beach.

The project proposal does not involve ground disturbance, tree removal, or grading. Although the project site is within a high archaeological area, an archaeological report was not required for this specific project because the proposed development does not involve land clearing or disturbance and

the project is entirely within the existing building footprint. Because “development” is defined as any project within 750-feet of a known archaeological resource, a Coastal Development Permit was applied (but not assessed) for this project (Title 20, Section 20.146.090). The applicant seeks to improve an existing space for residential use. This will be achieved by converting an existing attic storage located above the existing 2-car garage into a 406-square foot guesthouse. Per Monterey County Zoning Ordinance, Title 20, section 21.64.020 (Regulations for guesthouses), a guesthouse shall be a permanent detached or an attached structure (425-square feet or less) lacking internal circulation with the main residence. The project as proposed currently meets this criterion in addition to meeting the standards for a guesthouse in the coastal zone. A condition (see condition no. 4) deed-restricting the guesthouse has been incorporated.

Design

The Crawley residence has many identifying features of a California Ranch style home: broad one-story shape, built low to ground, recessed front entry, asymmetrical façade with large picture/bay windows. The detached garage is situated behind the main structure and can be accessed from the street via a long driveway on the north side of the house. The driveway extends to a neighboring property directly behind the Crawley lot. Most of the garage frame is covered in vegetation as are the exterior walls on the north end. To the right of a trellis, on the south side of the garage are wooden stairs leading to an attic storage area. Dormers look out to the east and west and currently contain one window each. The project proposes an extended dormer with five (5) windows on the east and one (1) on the west elevation. The new dormer on the east will increase the usable/livable space in the proposed guesthouse. The existing gable roof will remain and the two existing gable-dormers will be replaced with shed dormers. The Carmel Highlands Land Use Advisory Committee (LUAC) did not comment on the design of the dormers and recommended approval of the project as proposed. The colors and materials will match the existing structure: brown asphalt shingle roof, taupe stucco walls, and taupe clad-wood windows.

The project is located in a Medium Density Residential zone with an 18-foot height restriction [MDR/2-D (18)]. Because proposed development is for the detached accessory structure and not the main structure, the 18-foot height restriction is not applicable. The height allowance for a habitable accessory structure is 15-feet. A standard height verification condition (Condition No. 3) has been placed on the project to adhere to the 15-foot height allowance. To be clear, however, the main roof ridge will not change.

Parking

Pursuant to Chapter 20.58 (Regulations for Parking) in Monterey County Zoning Ordinance, Title 20, all residential developments in High Density Residential (HDR) and Medium Density Residential (MDR) zoning districts, at least one covered parking space for each dwelling unit shall be provided. Covered parking shall count toward the amount of required parking. In all zoning districts other than HDR and MDR districts, are not required to provide covered parking spaces, provided that the development provides the total number of parking spaces otherwise required under Section 20.58.040. A single (detached) family dwelling in the coastal zone with an MDR zoning designation, requires two (2) parking spaces and a guesthouse requires one (1) additional parking space. The Crawley residence has an existing garage which accommodates two vehicles in the driveway (not within the front setback). Therefore, the parking requirement is met.

CEQA

The conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (a) of the CEQA guidelines. This project includes the conversion of an existing accessory structure.

OTHER AGENCY INVOLVEMENT:

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

RMA-Public Works
RMA-Environmental Health
RMA-Environmental Services
Water Resources Agency
Cypress Fire Protection District
Carmel Highlands Land Use Advisory Committee

The proposed project was reviewed by the Carmel Highlands LUAC on October 16, 2017. The project was recommended for approval as proposed by a vote of 0 to 3.

Prepared by: Maira Blanco, Assistant Planner, x5052
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 - Site Photos
- Exhibit C - Vicinity Map
- Exhibit D - Draft Resolution including:
 - Conditions of approval
 - Plan Set
 - Colors and materials

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; Anita Crawley, property owner; Terry Latasa, agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170658.

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