

Exhibit A

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EXHIBIT A

PROJECT DISCUSSION

The Applicant proposes to demolish a 6,510 square foot single-family dwelling (demolition previously approved on June 9, 2016, under RMA-Planning File No. PLN160178; Zoning Administrator Resolution No. 16-019), and construct a single-family dwelling, attached and detached accessory structures, and an accessory dwelling unit. The Applicant also proposes to convert 13,506 square feet of impervious surface coverage, resulting in a net reduction of 8,463 square feet of overall site coverage on the subject property.

The property is approximately 2.12 acres or 92,410 square feet, and is zoned Low Density Residential, 1.5 acres per unit, with a Design Control District overlay, in the Coastal Zone. The lot slopes westerly toward Stillwater Cove, in a residential neighborhood of Pebble Beach. In addition to the existing structural development, the property has been extensively landscaped with planters, pathways, and retaining walls. The existing single-family dwelling has not yet been demolished.

Public Viewshed and Design

The property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the project location on the east (i.e., inland) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the property is not visible from 17-Mile Drive due to topography and existing tree screening. The proposed development is consistent with Del Monte Forest Land Use Plan 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. The design and siting of the proposed single-family dwelling does not increase the bulk and mass of the existing dwelling, and would not increase the visual impacts over the existing baseline. The proposed residence would be constructed within the same approximate development footprint and visual alignment as the existing residence. 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. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.

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 exterior colors and materials that are consistent with the residential setting and other dwelling units in the immediate vicinity. The primary colors and materials include a dark gray metal roof, gray aluminum window frames, beige stucco exterior walls, glass railing, and Carmel stone-faced columns. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. As proposed, the project assures protection of the public viewshed, and is consistent with neighborhood character.

Review of Development Standards

Pursuant to the development standards for the LDR zoning district, identified in MCC Section 20.14.060, and as proposed, the structures meet or exceed all required setbacks, and are also within the corresponding maximum structure heights. Required setbacks in the LDR district for

main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). Required setbacks in the LDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). Required setbacks in the LDR district for detached non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 1 foot on rear one-half of property (sides). As proposed, the structures meet or exceed all required setbacks.

Corresponding maximum structure heights are 30 feet, 15 feet, and 15 feet, respectively. The proposed heights for the single-family dwelling, accessory dwelling unit, and detached garage/workshop are 29.0 feet, 15.0 feet, and 11.5 feet, respectively.

The allowed site coverage maximum in the LDR/1.5 zoning district is 15 percent, and the allowed floor area ratio maximum in the LDR/1.5 zoning district is 17.5 percent. The property is 2.12 acres or 92,410 square feet, which would allow site coverage of 13,862 square feet and floor area of 16,172 square feet. As proposed, the project would result in site coverage of 11,294 square feet or 12.2 percent, and floor area of 12,574 square feet or 13.6 percent.

Accessory Dwelling Unit

The proposed development includes construction of an 810 square foot Accessory Dwelling Unit (ADU) on a level area of the parcel below the residence. As proposed, the ADU would be less than the maximum allowed square footage of 1,200 square feet. County staff reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to applicable plans and MCC, including the requirements of MCC Section 20.64.030, Regulations for Accessory Dwelling Units. As designed, the ADU would be visually consistent and compatible with the principal residence on-site and other residences in the area. Additionally, the proposed unit conforms with Del Monte Forest Land Use Plan Policy 76, which encourages the use of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.

Development on Slopes Exceeding 30 Percent

The project includes application for approximately 500 square feet of development on slopes exceeding 30 percent to allow adjustments to the access driveway and turnaround area for fire response vehicles to meet current fire code requirements. The existing main residence was built on slopes exceeding 30 percent, and the topography of the parcel significantly limits available building area without encroaching into slope exceeding 30 percent. The proposed main dwelling unit would be located on the same approximate hardscape and landscape footprint as the current structure, an area previously disturbed by structural development, retaining walls, terraces, landscaping, driveway, and other miscellaneous site improvements.

County staff has reviewed the project plans and visited the site to analyze possible development alternatives. The project planner conducted a site inspection on July 6, 2017, to verify the subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes. Based on site topography and existing development/disturbed areas, the proposed project better meets the goals and objectives of the Del Monte Forest Land Use Plan. Also, as proposed, the project adheres to required development standards.

County staff recommends the Zoning Administrator apply conditions of approval necessary to assure compliance with MCC Section 21.64.230.E.2 and to assure stability of the development; therefore, the following conditions have been applied: Condition Nos. 5, 9, 10, 11, 12, 13, and 14 – Winter Grading Restriction, Erosion Control Plan, Grading Plan, Inspections, and Geotechnical Certification.

Variance from Watershed Coverage Limitations

Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay Area of Special Biological Significance (ASBS).

The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations.

The LDR zoning classification allows building site coverage of 15 percent, and does not specifically restrict impervious surface coverage. The subject property is 92,410 square feet (2.12 acres), which would allow building site coverage of 13,862 square feet under regular zoning district development standards. Pursuant to Policy 77 of the DMF LUP, the property is restricted beyond the limits imposed by the Monterey County Zoning Ordinance (Title 20) on other properties with the same zoning classification.

The project will convert 13,506 square feet of impervious surface coverage to 5,043 square feet of structural coverage, resulting in a net reduction of 8,463 square feet of overall site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage and reduces runoff into the Carmel Bay ASBS, and meets the intent of Policy 77.

As stated in the cover report, The Variance would not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated and is consistent with the required findings, the proposed Variance is for an authorized use or activity under the applicable zoning district.

Community Review

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review (**Exhibit C**). Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Variance and a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project at a duly-noticed public meeting on July 6, 2017, at which all persons had the opportunity to be heard, and voted 6 – 0 – 1 (6 ayes and 1 abstention) to support the project as proposed. The LUAC noted comments made by a neighbor, but chose to not recommend any changes to the project.

Correspondence

The County received correspondence (**Exhibit E**) both in support of and in opposition to the project. The letters in opposition to the project raised concerns regarding minor design changes made after the LUAC public meeting, noticing, setbacks of existing structures, privacy, neighborhood character, and need for a circular driveway. To address these concerns, County staff responds as follows:

The Applicant submitted minor design changes to the County after the LUAC public meeting, primarily to address concerns raised at the LUAC meeting. A primary purpose of the LUAC is to provide an opportunity for interested parties to review and comment on the proposed project, and for the LUAC to make recommendations regarding the

proposed project. Minor design changes that do not substantially change the scope of the proposed project do not require reconsideration by the LUAC. In addition, neither Monterey County Code (MCC) nor the County's LUAC Guidelines require LUAC reconsideration of projects based on design change. Furthermore, any interested party would also have an opportunity to address design changes at the public hearing for the project.

Regarding noticing, the interested party expressing this concern is identified on mailing lists for both RMA-Planning File Nos. PLN160178 and PLN170535, and the County mailed applicable notices.

The Applicant's proposal includes removing all legal, nonconforming structures that do not conform to setback requirements, and re-developing the site in conformance with current development standards under MCC.

Privacy and private views are not protected under the Del Monte Forest Land Use Plan or applicable MCC.

The commenter stated that the proposed residence, specifically the flat roof structural design feature, did not conform to the neighborhood character. As described by staff above, the proposed exterior finishes are consistent with the surrounding residential neighborhood character and with other dwellings in the neighborhood. Regarding the style of roof, the proposed design includes a mix of pitched and flat areas. The County has approved other low-pitch or flat roof designs within the Del Monte Forest, and there are residences in the neighborhood vicinity that have low-pitch or flat roofs. In the vicinity of Crespi Lane, single-family dwellings with flat roofs are located at 3388 17-Mile Drive, 3235 and 3360 Macomber Drive, 1610 and 1613 Sonado Road, and 3217 Live Oak Meadows.

Regarding a circular driveway, the commenter stated that a circular driveway around the proposed residence is needed to ensure adequate firefighting responder access. The fire protection staff of the Pebble Beach Community Services District reviewed the project and did not recommend a circular driveway to improve firefighting access. Moreover, Del Monte Forest Land Use Plan Policy 1 directs that "... New residential driveways and other vehicular surfaces shall be kept to the minimum length and width to provide simple, direct access, and surfaces shall be designed to minimize runoff (including through use permeable materials, filtration strips, and use of engineered collection/treatment units). Other impervious vehicular surfaces shall be limited to the minimum required to meet daily (not occasional) parking needs." Construction of a circular driveway would be inconsistent with the intent of Policy 1, and would result in significantly increased impacts to area of slope exceeding 30 percent. As proposed, the project minimizes impacts to slope by using the same approximate hardscape and landscape footprint as the current structure and driveway.