



Monterey County Zoning Administrator

Agenda Item No. 2

Legistar File Number: ZA 18-009

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

February 22, 2018

Introduced: 2/15/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN110247-AMD1 - MARTINEZ FAMILY TRUST

Public hearing to consider an Amendment to a previously approved permit (PLN110247) consisting of: After-the-fact modifications to the hardscape and increased impervious site coverage; after-the-fact conversion of an existing 567-square foot caretaker's unit into a wine cellar; all development to be done within 100 feet of environmentally sensitive habitat. The Amendment would also clear a code enforcement violation (17CE00449).

Project Location: 1631 Sonado Road, Pebble Beach

Proposed CEQA action: Section 15164 (Addendum to a Mitigated Negative Declaration)

RECOMMENDATION:

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

- a. Consider an Addendum together with the Mitigated Negative Declaration; and
 - b. Approve an Amendment to a previously approved Combined Development Permit (PLN110247) to allow:
 - 1) Reconfiguration of an existing driveway
 - 2) Reduction of the non-conforming impervious site coverage from 6,448.6 square feet to 3,276 square feet (create 2,332.9 square feet of pervious driveway and 363 square feet of pervious paving north of garage); create a new 291.3 square foot fireplace terrace; a new 83 square foot fire pit terrace wall; 275.8 square feet of new steps, 882.1 square feet of walkways, 1,528.6 square feet of impermeable driveway at garage entry and 470.5 square feet at the asphalt drive apron; and
 - b) Amend a previously approved Coastal Development Permit to a Design Approval to convert an existing 567-square foot Caretaker's unit into a wine cellar.

In addition to these changes, a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area is carried over from the original Combined Development Permit.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to eleven (11) conditions applied to the previously approved permit (PLN110247) and two (2) new conditions applied to this specific project, for a total of eleven (13) conditions of approval.

PROJECT INFORMATION:

Agent: Ryan McNickle

Property Owners: Mariano & Wanda Martinez

APN: 008-201-013-000

Parcel Size: 1.153 acres

Zoning: LDR/1.5-D (CZ)

Plan Area: Del Monte Forest LUP

Flagged and Staked: No

SUMMARY:

On March 29, 2012, the Zoning Administrator approved Resolution 12-010 for the following project (PLN110247):

- 1) Adopt a Mitigated Negative Declaration;
- 2) Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into an attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill.

Since the last approved Planning permit- a Design Approval in 2014 (PLN140268/12CP01394)- there have been unpermitted modifications on site, specifically an increase in impervious site coverage. Because of apparent design changes made without Planning's review in a project involving an Initial Study, staff is recommending the original hearing body (Zoning Administrator) consider an Amendment to the original permit (PLN110247) and its conditions to capture these changes. Staff finds that environmental impacts were adequately addressed in the original Initial Study. Staff prepared an addendum to the Initial Study (**Exhibit D**) which finds that there are no new impacts that would change the analysis of the original environmental document. An identified category subject to a less than significant impact with mitigation incorporated included Biological Resources.

DISCUSSION:

See **Exhibit B** for a more detailed discussion.

CEQA

Section 15164 -Addendum to a Mitigated Negative Declaration_

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

RMA-Code Enforcement

CA Fish and Wildlife

Prepared by: Maira Blanco, Assistant Planner, x5052
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: John M. Dugan, AICP, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

- Exhibit A - Project Data Sheet
- Exhibit B - Discussion
- Exhibit C - Draft Resolution, including:
 - Conditions of Approval
 - Site Plan
 - Landscape Plan
- Exhibit D - Addendum
- Exhibit E - MND for PLN110247
- Exhibit F - Vicinity Map
- Exhibit G- Resolution 12-010/PLN110247
- Exhibit H- Biological Report (July 12, 2011)
- Exhibit I- Updated Biological Report (January 6, 2018)

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; Mariano and Wanda Martinez, property owners; Ryan McNickle, agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN110247-AMD1.

This page intentionally left blank