



Monterey County Zoning Administrator

Agenda Item No. 4

Legistar File Number: ZA 18-012

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

March 08, 2018

Introduced: 2/27/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170540 - SANKARLINGAM

Public hearing to consider the removal of thirteen (13) Monterey pines and six (6) Coast live oaks and the construction of a two-story 3,300 square foot single family residence with attached two-car garage, retaining walls and a steel fence with gate.

Project Location: 2813 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan

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

RECOMMENDATION:

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

- Find that the project is a single-family residence with tree removal in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and does not meet any exceptions under Section 15300.2; and
- Approve a Use Permit for the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks); and
- Approve a Design Approval for the construction of a two-story, approximately 3,300 square foot single family residence with attached two-car garage (with a first story breezeway of approximately 1,345 square feet), retaining walls and a steel fence with gate.

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

Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Agent: Baron Hershberger, AIA

Property Owner: Sankarlingam Velchamy Et Al

APN: 007-133-001-000

Parcel Size: 21,800 square feet

Zoning: "MDR/B-6-D-RES" Medium Density Residential, B-6 Building Site Zoning Overlay, Design Control, Regulations for Parking and Use of Major Recreational Equipment Storage on Seaward Zone

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY/ANALYSIS:

Setting: The project site is located at 2813 17-Mile Drive in Pebble Beach, See **Exhibit C** for Vicinity Map. It is a vacant hexagonal-shaped 21,800 square foot parcel created in 1925 by the Monterey Peninsula Country Club, Subdivision 1 (Volume 3 Cities and Towns, Page 26). Zoning of the property is Medium Density Residential, B-6 Building Site Zoning Overlay, Design Control, Regulations for Parking and Use of Major Recreational Equipment Storage on Seaward Zone or

MDR/B-6-D-RES and it is not located in the coastal zone. The site is relatively flat and it is primarily covered with Monterey pines and Coast live oaks on the middle of the property, with areas void of trees, on the northwest (closer to 17-Mile Drive) and southeast (closer to Sloat Road) portions of the property. The project site is located between 17-Mile Drive and Sloat Road near the intersection of each with Majella Road. The project site is contiguous to an open space/greenbelt parcel (APN 007-133-002-000), which is next to parcels with existing single family dwellings located on Sloat Road and 17-Mile Drive. The Links at Spanish Bay golf course and hotel are located on the opposite side of 17-Mile Drive across from the subject parcel.

Proposed Development: The project requires the following entitlements:

- 1) Use Permit for the removal of 19 native trees; and
- 2) Design Approval for the construction of a new single family residence.

Design Review for Single Family Residence: The property is zoned Medium Density Residential, B-6 Building Site Zoning Overlay, Design Control, Regulations for Parking and Use of Major Recreational Equipment Storage on Seaward Zone or MDR/B-6-D-RES. Single family dwellings are a principally permitted use in the MDR zoning district. The proposed project meets all required site development standards for the MDR zoning district including height, setbacks, lot coverage, and floor area. The proposed development includes the construction of a two-story 4,608 square foot contemporary style single family residence, with a height of 24 feet, 5 inches. The first floor consists of two wings connected by a covered breezeway with the following square footages by room:

- Westerly wing consists of:
 - Attached Garage: 575 square feet
 - Master Entry: 192 square feet
 - Master Bedroom 1: 196 square feet
 - Master Bath 1: 45 square feet
 - Master Bedroom 2: 195 square feet
 - Master Bath 2: 33 square feet
 - Utility Room: 30 square feet
 - Easterly wing consists of:
 - Entry: 255 square feet
 - Bedroom: 155 square feet
 - Bathroom: 46 square feet
 - Covered Breezeway: 1,344 square feet
- = Total First Floor Square Feet: 3,066**

The second floor consists of the following square footages by room:

- Kitchen/Dining Area: 578 square feet
 - Living Room: 745 square feet
 - Bedroom: 172 square feet
 - Bathroom: 47 square feet
- =Total Second Story Square Feet: 1,542**

The proposal includes the construction of a new direct access driveway off Sloat Road, retaining walls and a steel fence with gate. Approximately 300 cubic yards of grading will occur for the development of the house pad and will be balanced on site. Chapter 21.44 of the inland zoning ordinance (Title 21) contains standards for development in the “D” district including review of the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The originally proposed exterior colors and materials consisted of rusted corrugated metal siding, light colored “mother of pearl” stucco and steel fence. On May 15, 2017, the Del Monte Forest Architectural Review Board (ARB) provided input to the project recommending the use of either corrugated aged metal as proposed or cedar wood siding in a horizontal application as an alternative. County staff analyzed the proposed colors and materials in relation to the character of the forest and existing neighborhood. There is an eclectic style of homes, including other two story homes, within this neighborhood, each one unique to its own parcel. However, there is no architectural nexus for the commercial/industrial look of rusted corrugated metal siding. Based on the project location and surrounding character, the horizontal cedar option is more appropriate for the Del Monte Forest, as it is the more residential looking material. Condition No. 5 has been added, which will require that the materials consist of cedar wood siding applied horizontally. The parcel, although addressed as located on 17 Mile Drive, will be accessed from Sloat Road. A new driveway is proposed off Sloat Road with direct access to the proposed home. The siting for the proposed home was chosen in this area because the proposed driveway and house will require the minimum amount of tree removal, since this area has a pocket of clear land, void of trees. See *Tree Removal* information. By siting the proposed development at this location, the existing trees, combined with trees that have been proposed for replacement, will provide forest continuity and screening along 17 Mile Drive, a scenic road. For all these reasons, the proposed project will not disrupt the overall character of the neighborhood. Therefore, the project as proposed and conditioned, assures protection of the public viewshed and is consistent with neighborhood character.

Tree Removal: The development includes the removal of 19 native trees which consists of 13 Monterey Pine and 6 Coast Live Oaks. See **Exhibit D** for Tree Removal Spreadsheet. The required tree removal findings can be made as the proposed number of oak trees to be removed is the minimum required given the site constraints of the property. By allowing the tree removal at the proposed areas, the single-family residence will be developed in the least impactful area. The developed area has been mostly sited in an area already clear of trees. This placement helps the development avoid disruption of forest continuity as the perimeter of the parcel will retain trees, including along 17 Mile Drive, a scenic road.

The tree impact assessment prepared for the project states that tree removal is due to a number of trees located within or directly adjacent to the proposed construction footprint. The assessment describes this area of the Del Monte Forest primarily consisting of mature and aging upper canopy Monterey pine with a mid to lower canopy Coast Live Oak on this particular lot, mature and senescing Monterey pines are most conspicuous and dominant tree species and the less visible oaks on the property are in generally good health and condition. A biological assessment was also prepared for the site. The biologist found that the Monterey pine trees on site were “largely over-mature and terminal” and found standing dead or decadent specimens of both Monterey pine and Coast Live Oak present

on site. Both the arborist and the biologist recommend replacement of the trees on a one-to-one basis. The arborist recommends replacement with 15 indigenous Monterey Pine and 6 native Coast Live Oak, both at least one-gallon in size. The biologist suggests that the replacement trees shall emphasize the oaks because oak survival and ecological utility are significantly greater and suggests a formula for replacement of 60-70 percent oaks and 30-40 percent pines. Staff has added conditions for tree replacement and tree protection measures. The tree replacement condition states that the tree replacement should be at a one to one in consultation with the arborist and biologist as to the specie of tree.

Archaeological and Biological Reports: Archeological and biological reports were prepared for this project. The project site is located in a High Archaeological Sensitivity Zone. Pursuant to MCC Section 21.66.050- *Standards for archaeological and tribal cultural resource protection* a Phase I Inventory of Archaeological Resources was prepared for the project site. The Phase I report revealed that the site does not contain archaeological resources, therefore no further review in necessary. A standard condition of approval has been incorporated in the event that cultural resources are uncovered (Condition #3). The biological report did not find environmentally sensitive habitat area on the subject parcel.

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) categorically exempts one single family residence, or a second dwelling unit in a residential zone. The project proposes construction of a new single family residence in a residential zone, and therefore, meets the exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

OTHER AGENCY INVOLVEMENT:

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

- ✓ RMA-Planning
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency

The project was approved by the Del Monte Forest Architectural Review Board on May 11, 2017. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission.

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 Adopted Budgets for RMA-Planning.

Prepared by: Nadia Amador, Associate Planner x5102
Reviewed by: Brandon Swanson, RMA Planning Manager, x5334
Approved by: John M. Duggan, 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	Draft Resolution including: Recommended Conditions of Approval Site Plan, Floor Plan, and Elevations
Exhibit C	Vicinity Map
Exhibit D	Tree Removal Spreadsheet from Tree Impact Assessment Report

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District;
RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau;
Water Resources Agency; Brandon Swanson, RMA Services Manager; Nadia Amador, Project
Planner; Sankarlingam Velchamy Et Al, owner; Baron Hershberger, AIA Agent; The Open Monterey
Project; LandWatch; Planning File PLN170540.

This page intentionally left blank