



# Monterey County Zoning Administrator

## Agenda Item No. 3

Legistar File Number: ZA 18-013

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

PLN170076 - HIRSCHFIELD

Public hearing to consider a partial demolition and rebuild of an existing 3,126 square foot single family dwelling to include demolition of approximately 350 square feet and an addition of approximately 3,300 square feet.

**Project Location:** 1268 Cantera Court, Pebble Beach, Del Monte Forest Land Use Plan.

**CEQA Action:** Categorically Exempt per CEQA Sections 15303 (a) and 15304

### RECOMMENDATION:

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

- a. Find that the project is a remodel and addition to an existing single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which do not involve in the removal of healthy, mature, or scenic trees, which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2;
- b. Approve a Combined Development Permit consisting of:
  - 1) A Coastal Administrative Permit and Design Approval for a partial demolition and rebuild of an existing 3,126 square foot single family dwelling, to include the demolition of approximately 350 square feet, and an addition of approximately 3,300 square feet; and
  - 2) A Coastal Development Permit for the removal of two Monterey Pine trees (14" and 16" in diameter)

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

Staff recommends approval subject to 16 conditions of approval.

### PROJECT INFORMATION:

**Agent:** John Moore Design

**Property Owner:** Scott E and Molly Hirschfield

**APN:** 008-234-011-000

**Parcel Size:** 1.28 acres

**Zoning:** "LDR/1.5-D (CZ)" Low Density Residential/1.5 units per acre-Design Control in the Coastal Zone

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

### SUMMARY/DISCUSSION:

#### Setting:

The project site is located in the southwest corner of Cantera Court, in the Del Monte Forest of Pebble Beach. The building envelope is located on a southwest facing marine terrace with gentle to

moderate topography at elevations of approximately 337 to 315 feet above mean sea level. Natural flora covers most of the parcel with managed soft and hardscape located around the existing residence.

Project overview:

The existing residence is a single-story design with a semi attached garage on the east end and a partial basement accessed from the southern yard. The residence is aligned from east to west with the entry approximately in the center of the northern wall. The semi-detached garage is rotated approximately 30 degrees to the north of the residence providing a triangle shaped patio between the southwestern wall of the garage and the eastern wall of the residence. The design proposes to enlarge the existing residence in two primary locations. A partial two story addition will be added to the west end of the residence with a portion of the second story overlaying the existing residence in which a staircase provides access between the two floors. Another single-story addition will be located between the rear southeast corner of the residence and southwest corner of the garage. Because of the topography of the site, the floor level of this addition will be approximately five feet below that of the existing residence. Other additions include expanding the entry to the north and moving the existing southern wall line out approximately four feet.

Design Review:

The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The existing single family home consists of an older ranch style home with cream colored stucco and brown slate roofing materials. New colors and materials consist of beige stucco, standing seam charcoal metal roofing materials, and brownish red/truffle brown wood windows. The colors and materials are consistent with the character of the neighborhood for this area as they will blend into the site and surrounding areas.

Development Standards

Pursuant to Section 20.70.120 (MCC), on property located between the sea and the first public road paralleling the sea (Pebble Beach) improvements that would result in an increase of 10% or more of internal floor area of an existing structure, requires a Coastal Administrative Permit. The proposed project includes additions that are over 10% of the existing floor area. Under the Low Density Residential Zoning District allowable lot coverage is 15%; proposed is 11.4%. There is also an allowable floor area ratio, which is 17.5%; the project proposes 12.5%. All other site development standards (i.e., setbacks, height) within the LDR zoning district have been met.

Tree Removal.

The project also requires a Coastal Development Permit pursuant to 20.147.050.A of the Del Monte Forest Coastal Implementation Plan, because the proposal includes tree removal of two Monterey Pine trees, which are protected (14" and 16" in diameter). The Del Monte Forest Land Use Plan states when reviewing requests for tree removal, land clearing, and other development, preservation of scenic resources shall be a primary objective, such as along Highway 68, 17 Mile Drive, and publicly accessible shoreline areas. This parcel is not located within any of these areas, and removal is the minimum necessary for the proposed development. The applicant took into consideration the health condition of the trees with respect to the integrity of the project design. A licensed arborist confirmed

these trees are considered to be in fair and poor condition both structurally and in health. Proposed improvements considered preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area, while complying with Monterey County Code.

CEQA:

The project is exempt from further environmental review under the provisions of Sections 15303(a) and 15304 of the California Environmental Quality Act. Under the provisions of Section 15303(a), one-single family residence or a second dwelling unit in a residential zone is exempt. The remodel and substantial additions will result in only one single family dwelling. Under the provisions of Section 15304, minor public or private alterations in the condition of land, water and/or vegetation which do not involve in the removal of healthy, mature, scenic trees are exempt. It was confirmed by an arborist that these two trees were not only the minimum necessary for the development, but that these are not very healthy trees. They are not considered mature and they are not scenic trees.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have no recommended conditions:

- ✓ RMA-Planning
- ✓ RMA-Environmental Services
- ✓ RMA Public Works
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District

On November 2, 2017, the Del Monte Forest Land Use Advisory Committee unanimously recommended approval of the project, as presented (5-0 vote).

Prepared by: Elizabeth Gonzales, Associate Planner x5102  
Reviewed by: Brandon Swanson, RMA Planning Manager  
Approved by: John M. Dugan, AICP, RMA Deputy of 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:
  - B1 Recommended Conditions of Approval
  - B2 Site Plan, Floor Plan, and Elevations
- Exhibit C      Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Jacqueline R. Onciano, Chief of RMA-Planning; Brandon Swanson, RMA Services Manager; Elizabeth Gonzales, Project Planner; Scott E and Molly Hirschfield, Owner; John Moore Design, Applicant; The Open Monterey Project; LandWatch; Planning File PLN170076.

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