



Monterey County Zoning Administrator

Agenda Item No. 3

Legistar File Number: ZA 18-016

168 West Alisal Street,
1st Floor
Salinas, CA 93901
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March 29, 2018

Introduced: 3/15/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170723 - MOORE

Public hearing to consider the construction of a two-story single-family dwelling with an attached garage.

Project Location: 1026 Rodeo Road, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find that the project is a single-family dwelling which qualify as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval to allow the demolition of an existing 3,193 square foot two story single-family dwelling and construct a 3,173 two story single-family dwelling with a 614 square foot attached garage.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

PROJECT INFORMATION:

Agent: John Moore

Project Owner: Steve and Cristina Moore

APNs: 007-323-002-000

Zoning: MDR/B-6-D-RES

Parcel Size: .183 acres (8,000 square feet)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant proposes to demolish an existing 3,193 square foot 2-story single-family dwelling and construct a 3,173 square foot single-family dwelling and an attached garage on an existing 8,000 square foot lot in the Del Monte Forest. The project site is located approximately a quarter of mile east of the Pacific Ocean and backs up to one of the oceanside fairways of the Monterey Peninsula County Club. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant to MCC Sections 21.12.030.A as an Allowed Use. However, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development which is the reason this application has been brought to the Zoning Administrator.

Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to

consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

DISCUSSION:

Development Standards

The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards, require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear), and 10 feet (sides). The proposed setbacks for the projects are 20 feet (front), 10 feet (rear), and 10 feet (sides).

Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 26'5". The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 8,000 square feet, which would allow site coverage of approximately 2,800 square feet. The proposed single-family dwelling unit would result in site coverage of approximately 2,352 square feet (building & covered entry) or 29.4 percent. The floor area is 39.6 percent, the standard allowance is 35 percent for MDR district. Although, the project exceeds the allowable coverage, the owner obtained a variance which runs with the land to exceed the floor area to 40 percent (PLN010144). The neighboring properties have been developed at floor area ratios ranging from 47 to 54 percent. Furthermore, the existing residence is located on a 8,000 square foot parcel, other parcels in the Country Club are have an average size of 9,200 square feet. Therefore, as proposed, the project meets all required development standards.

Design Review

Staff conducted a site visit on February 6, 2018. The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot. The design and location of the proposed development are appropriate for the site. No tree removal has been proposed, slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources. The construction of the proposed dwelling is within the same footprint.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,500 - 3,400 square feet within a one mile radius. The architecture style of the neighborhood is comprised of eclectic designs ranging from traditional California Ranch, Modern, Spanish Revival and French Rural. The proposed dwelling incorporates modern architecture with simplified lines and un-ornate features. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include dark brown non-reflective metal roofing, oyster color cement plaster, limestone and wood exterior accents, and white vinyl windows and doors.

The existing structure was constructed in 1954. Per CEQA guidelines, PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. A historical report was submitted and prepared by Kent Seavy, dated June 5, 2007 indicating that the structure lacks both historic integrity and significance. The subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of

Historic Places, and therefore would not be considered as a historic resource as defined by CEQA.

Based on review of the project for conformance with all applicable codes, and staff's site visit to the project, staff presents this staff report, project plans, and color samples for consideration and recommends approval of the project.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction of a single-family dwelling. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on January 9, 2018, voted 5 - 0 to support the project as proposed with 2 absent.

FINANCING:

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

Prepared by: Son Pham-Gallardo, Assistant Planner, x5226

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

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| Exhibit A | Project Data Sheet |
| Exhibit B | Draft Resolution, including: |
| | • Site Plan, Floor Plans, Elevations, Grading Plan, |
| | • Color and Material Finishes |
| Exhibit C | Del Monte LUAC Minutes (January 9, 2018) |
| Exhibit D | Vicinity Map |

cc: Front Counter Copy; Son Pham-Gallardo, Assistant Planner; Brandon Swanson, RMA Services Manager; Steve Wilson, Property Owner; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170723.

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