



Monterey County Zoning Administrator

Agenda Item No. 4

Legistar File Number: ZA 18-051

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

August 09, 2018

Introduced: 7/27/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN180023 - GREMP

Public hearing to consider the demolition of an existing two-story single-family dwelling, and construction of a 4,871 square foot two-story single-family dwelling with an attached garage and subterranean basement.

Project Location: 3024 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project, as a replacement single-family dwelling, qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to:
 1. Demolish an existing 2,410 square foot two-story single-family dwelling with an attached 618 square foot garage; and
 2. Construct a 4,871 square foot two-story single-family dwelling with subterranean basement, and other improvements including a 475 square foot attached garage and a 222 square foot unconditioned mechanical room, 286 linear feet of 6-foot high perimeter walls, and associated grading.

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

Staff recommends approval subject to 7 conditions.

PROJECT INFORMATION:

Project Owner: Cindy and Tom Grempp

APNs: 007-303-016-000

Zoning: Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage zoning overlays (MDR/4-B-6-D-RES); and Open Space, with Design Control, Site Plan Review, and Recreational Equipment Storage zoning overlays (O-D-S-RES).

Parcel Size: 0.243 acres (10,580 square feet)

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The Applicant proposes to demolish an existing 2,410 square foot single-family dwelling with an attached 618 square foot garage, and construct a replacement 4,871 square foot two-story single-family dwelling with a 475 square foot attached garage and a 222 square foot unconditioned

mechanical room. The project also includes 286 linear feet of 6-foot high perimeter walls with pedestrian and vehicle entry gates, 70 square feet of overhangs greater than 30 inches, a 196 square foot detached arbor, 662 square feet of attached arbor/pilasters, terraces, walkways, driveway, and a trash enclosure. Associated site grading would involve 740 cubic yards of cut and 136 cubic yards of fill.

The parcel is located in a developed residential subdivision (MPCC Subdivision No. 1) approximately 800 feet from 17-Mile Drive. The surrounding land uses include residences to the north, east, and south; and the Monterey Peninsula County Club Shore Golf Course to the west. The property is zoned for medium density residential use, which allows development of single-family dwellings and non-habitable accessory structures as allowed uses pursuant to MCC Section 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, and zoning ordinance (Title 21).

The development standards for the MDR zoning district are identified in MCC Section 21.12.060. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story. These setback requirements were established in 1969 by a blanket variance (RMA-Planning File No. ZA00595) and subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. As proposed, the single-family dwelling with an attached garage would have setbacks of 20 feet (front), 10 feet (rear), and 10 feet and 16.25 feet (first story side setbacks). The second story would have side setbacks of 20 feet and 21.25 feet. Pursuant to MCC Section 21.12.070.D, the maximum main structure height is 27 feet. The proposed height for the single-family dwelling is 27 feet. Staff recommends Condition No. 7, Height Verification, to ensure the structure does not exceed the maximum height allowed. Pursuant to MCC Section 21.12.070.D, the maximum allowed site coverage and floor area ratio in the DMF MDR/4 district are both 35 percent. The property is 0.243 acres or 10,580 square feet, which would allow site structural coverage and floor area of 3,703 square feet. The proposed single-family dwelling would result in site coverage of 3,668 square feet (34.7 percent) and floor area of 3,702 square feet (35 percent). The total interior square footage of the proposed development would be 5,568 square feet; however, 1,866 square feet would be developed completely below grade and would not count toward allowed floor area. Therefore, as proposed, the project meets all required development standards.

The subject parcel has been developed with a single-family dwelling since 1948. The 594-square foot area of the parcel zoned Open Space was conveyed in 1953 to accommodate 98 square feet of existing residential development which had been constructed over the pre-existing property line. As proposed, the amount of residential development within the Open Space area would be reduced by 34 square feet, from 98 square feet to 64 square feet. Based on County and historical records, the area zoned Open Space conveyed to the subject parcel in 1953 has always been intended for residential development. Additionally, the Greater Monterey Peninsula Area Land Use Plan (Figure LU5 of the 2010 Monterey County General Plan) shows a land use designation of MDR for all of the

residential parcels in this area of the DMF, including the subject parcel. The County has not yet updated the applicable zoning maps to reflect current land use designations; however, pursuant to planning and zoning law, the land use designation identified in LU5 would take precedence. Therefore, once updated, the area would be zoned MDR.

The proposed two-story (above grade) single-family dwelling would replace an existing two-story residence, would be located on the same general footprint as the existing residence, and would have a comparatively similar layout to other residences in the vicinity. As proposed, the bulk and mass of the visible structure would increase by 674 square feet compared to the existing residence, but would remain comparable to other dwellings in the vicinity. Many of the residences in the surrounding neighborhood have developed to the full floor area ratio allowed. Of the 48 residences along Cormorant Road, 30 have either a full or partial second story, including 12 of 18 residences adjacent to the golf course and facing 17-Mile Drive. Moreover, the existing second story is directly above the lower level and does not meet the 20-foot setback requirement. The proposed residence would correct this nonconforming situation.

The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include zinc patina metal roofing, natural limestone building and perimeter walls, bronze patina clad windows, ipe and cypress wood doors and gates, and natural limestone terraces and driveway. 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.

The project site is not within an area of visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. The project site would be visible from 17-Mile Drive; however, the property is over 800 feet from 17-Mile Drive. This distance, as well as existing trees and vegetation on the intervening golf course, would partially screen the proposed development from 17-Mile Drive. Therefore, as proposed, the project would not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan.



ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced. The project involves the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood. Therefore, the proposed development is consistent with the parameters of this Class 2 exemption. 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 March 1, 2018, voted 6 - 0 to support the project with a recommendation to change the front perimeter wall so it does not appear as one solid line across the front of the property. On March 9, 2018, the Applicant submitted revised plans to address the LUAC's recommendation. As revised, the front perimeter wall would include two sections setback from the remainder.

Prepared by: Joe Sidor, Associate Planner, x5262 
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: John M. Dugan, FAICP/RMA Deputy Director for Land Use and Development Services 

The following attachments are on file with the RMA:

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| Exhibit A | Draft Resolution, including: |
| | <ul style="list-style-type: none">• Recommended Conditions of Approval• Site Plan, Floor Plans, Elevations, and Color and Material Finishes |
| Exhibit B | Del Monte Forest LUAC Minutes (March 1, 2018) |
| Exhibit C | Vicinity Map |

cc: Front Counter Copy; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Brandon Swanson, RMA Services Manager; Cindy and Tom Gremp, Property Owners; W. David Martin, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN180023