



Monterey County Zoning Administrator

Agenda Item No. 2

Legistar File Number: ZA 18-052

168 West Alisal Street,
1st Floor
Salinas, CA 93901
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August 09, 2018

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Matter Type: ZA

PLN180248 - WALLACE MICHAEL & NAOMI TRS

Public hearing to consider the construction of a two-story single family dwelling, attached garage, and removal of 2 trees (1 Monterey Pine, 1 Oak).

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

Project Location: 3104 Valdez Road, Pebble Beach, Greater Monterey Peninsula Area Plan

RECOMMENDATION:

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

- 1) Find that the project is a single-family dwelling which qualifies 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 construction of a two-story 3,483 square foot single-family dwelling, 612 square foot attached garage, 90 linear feet of garden walls (3' high), electric gate and the removal of 2 trees (1 Monterey Pine, 1 Oak).

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

Staff recommends approval subject to five (5) conditions of approval.

PROJECT INFORMATION:

Owner: Michael J. & Naomi TRS Wallace

Agent: Al Turpen

Parcel Size: 11,920 square feet

APN: 007-314-003-000

Zoning: MDR/B-6-D-RES (Medium-Density Residential, Building Site, Design Control and Recreational Equipment Storage Zoning District)

Plan Area: Greater Monterey Peninsula

Flagged and Staked: Yes

SUMMARY:

The applicants have requested approval for construction of a two-story, 3,483 square foot, single family dwelling, including an attached garage, garden walls, electric gate and the removal of 2 trees. The proposed project would be constructed on a vacant parcel in the Monterey Peninsula Country Club Subdivision No. 2. The project is situated among other one and two-story single family dwellings. There is no major controversy with the project, and development issues are limited only to minor tree removal.

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 project site is an existing vacant parcel with no history of previous development. The parcel fronts Valdez Road (between Vaquero Road and Rodeo Road). The project site is in an area that prescribes special setback development standards

The property is zoned for Medium-Density Residential, Building Site, Design Control, and Recreational Equipment Storage Zoning District (MDR/B-6-D-RES) which provides for development of one single family dwelling per lot as a "Use Allowed" (MCC Section 21.12.030.A). Subsequently, the Design Control (D) 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.

Maximum allowed structure height is 27 feet. The proposed max height for this single-family dwelling is 22 feet 6 inch. Pursuant to MCC Section 21.12.070.D, the allowed maximum site coverage and floor area in the Del Monte Forest (DMF) MDR/4 district are 35 percent. The property is 0.29 acres or 11,920 square feet which would allow site structural and coverage of 4,172 square feet. The proposed single-family dwelling unit would result in site coverage of approximately 3,044 square feet or 25 percent. The total interior square footage of the proposed development would be 4,095 square feet or 34.4%. Therefore, as proposed, the project meets all required development standards.

The proposed project meets all the development standards for MDR/B-6-D-RES Zoning Ordinance. The proposed project also complies with special setback requirements that were approved by the Zoning Administrator (ZA00595, October 30, 1969). The special setbacks requirements were adopted and applied to specific subdivisions unable to meet area zoning setback requirements. Monterey Peninsula Country Club Subdivision No. 2 (including Subdivisions Nos. 1,3,4,5 and Re-subdivision of Block 316 - No. 3) are in a blanket variance under ZA0059. Therefore, as proposed, the project meets all required development standards.

Main Structure Setback and Height Requirements per Monterey Peninsula Country Club Special Setback Development Standards (ZA00595):

- Front Setback: 15 feet (minimum)
- Side Setback: 10 feet (minimum); 2nd Story Setback: 20 feet (minimum)
- Rear Setback: 10 feet (minimum)
- Maximum height: 27 feet

Proposed Setbacks and Height for PLN180248:

- Front Setback: 39 feet
- Lower Side Setback: 10 feet; 2nd Story Side Setback: 20 feet (east elevation)
- Lower Side Setback: 12 feet; 2nd Story Side Setback: 34 feet (west elevation)

- Rear Setback: 25 feet
- Maximum height: 22 feet, 6"

The proposed two-story single family dwelling has a 3,483 square foot floor plan. The lower level floor plan proposes 2,432 square feet comprised of the kitchen (with pantry room), living room, laundry room, workroom, wine room, 1 bedroom, 1.5 bathrooms, and attached two 2 car garage. The proposed second level floor plan includes 1,051 square feet, comprised of 3 bedrooms and 2 bathrooms.

The exterior of the two-story single family dwelling proposes 90 linear feet of garden walls (3 feet in height, and an electric gate. The project will have a stucco exterior, mission tile roof and minimum grading. An exterior lighting plan incorporating dark sky LED outdoor wall fixtures and LED path fixtures was developed in accordance with Design Guidelines for Exterior Lighting (MCC Section 21.63.020).

Design Review

Staff conducted a site visit on May 15, 2018. The project was staked and flagged, and staff determined the design and location of the proposed development was appropriately sited for the lot at grade level. The proposed bulk and mass of the project is comparable to other dwellings identified in the neighborhood and will not adversely affect resources at the site or be adversely affected by those resources.

The neighborhood surrounding the subject property is a mix of one-story and two-story architectural styles typical of Monterey County residential designs (i.e.: Monterey Spanish Colonial, Mediterranean, California Ranch and Contemporary Modern). The proposed new two-story single-family dwelling consists of a Mediterranean architecture style compatible with the overall character of the existing neighborhood and is consistent with the Greater Monterey Peninsula Area Plan and Title 21 of the Monterey County Design Control Zoning District.

The proposed elevations incorporate architectural elements on all four sides of the building including red mission tile roofing, ornamental iron wind grilles, off-white stucco exterior walls.

The overall color scheme, design, detailing, and material quality are consistent with the existing neighborhood character as required by the design guidelines of the Design Control Zoning District.

Tree Removal

Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260 (Preservation of Oaks & Other Protected Trees), no oak trees six inches or more in diameter two feet above ground level may be removed in any areas of Monterey County designated in the applicable area plan as Resource Conversation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction), without approval of the permits(s) required in Subsection 21.64.260D. The RMA Chief of Planning may approve an Administrative Tree Removal Use Permit to remove no more than three protected trees per lot in a one-year period.

An arborist report was prepared for the project by Frank Ono, Society of American Foresters,

Certified Arborist, February 6, 2018 (LIB180219). The report evaluated the condition of 9 trees (2 Monterey Pines and 7 Oaks). The purpose of the arborist report was to evaluate the condition of the trees and assist the property owner to properly site/construct a single-family dwelling thereby limiting tree removals.

The arborist report recommended that 2 trees be removed: 1 Monterey Pine tree (30" in diameter at breast height) and 1 double stemmed Oak tree 18'/20" in diameter). The report assessed that 1 Monterey Pine tree is leaning towards the neighboring property with lifting roots, and the roots would need to be cut to construct a retaining wall. The Oak tree was assessed to be in poor condition with multiple dead branches and a thinning crown. The same Oak tree is also within the proposed house footprint situated near the kitchen/wine room area.

The arborist report recommended that replanting the 2 tree removals with 2 Monterey Pines (5 gallon stock or larger) and 1 Coast Live Oak tree (5 gallon stock or larger). Staff reviewed the arborist report findings and conducted a site visit on May 15, 2018. Staff concurs with the arborist report findings noting the oak tree to be in poor condition, and the Monterey Pine severely leaning over. Staff is also in agreement with the replanting of Monterey Pines trees at a 2:1 ratio, and the replanting of Oak on a 1:1 ratio. Staff is recommending approval of the removal of 2 trees as they are the least required for development.

Archaeological Resources:

The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. The identification of a high archaeological sensitivity area required that an archaeological Phase I report be prepared to evaluate potential archaeological and tribal cultural resources (MCC Section 21.66.050). An archaeological survey was prepared by Archaeological Consulting, Gary S. Breschini, Ph.D on April 28, 2017 (LIB170188) for the project site and concluded that there is no surface evidence of potentially significant archaeological resources.

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction up to three new single-family dwellings in a residential zone. The project involves the construction of one two-story, single family dwelling including an attached garage within Medium Density Residential/Building Site Zoning District. Therefore, the proposed development is consistent with the parameters of this categorical exemption. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

There were no other agencies or departments involved in the review of this project.

The project will be heard by the Del Monte Forest Land Use Advisory Committee (DMF-LUAC) on August 2, 2018, which is after the time the report was distributed. Planning staff will report the DMF-LUAC project recommendation at the August 9, 2018 Zoning Administrator public hearing.

FINANCING:

Funding for staff time associated with this project is included in the FY2017-2018 and FY2018-2019 Adopted Budget for RMA-Planning.

Prepared by: S. Ted Lopez, Associate Planner, x5198

Reviewed by: Brandon Swanson, RMA Planning Services Manager,

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land use and Development
Services

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Site Plans, Floor Plans, and Elevations

Exhibit C - Vicinity Map

Exhibit D - Proposed Colors and Materials

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; S. Ted Lopez, Project Planner; Michael J. & Naomi TRS Wallace, Owners; Al Turpen, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN180248