

Exhibit A

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EXHIBIT A DISCUSSION

Project Description and Setting

The proposed project consists of construction of a two-story single-family dwelling with an attached garage on a vacant lot. The property is located at 2707 Pradera Road, Carmel Meadows, within the Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential/2 units per acre, with a Design Control overlay and an 18-foot height limit (Coastal Zone) [MDR/2-D(18)(CZ)]. The construction of single-family dwellings and accessory structures is an allowed use in the MDR zoning district, subject to the granting of a Coastal Administrative Permit. Carmel Meadows is a developed residential neighborhood, and the subject parcel and adjacent parcels have been previously-developed with single-family dwellings and accessory structures.

Referral to Public Hearing

Pursuant to Monterey County Code, Coastal Administrative Permits and administrative Design Approvals are considered and approved by the RMA Chief of Planning. However, in this case, County staff referred the project to a public hearing after receiving correspondence (**Exhibit E**) from interested parties expressing concerns about the project. Therefore, the project was set for public hearing and consideration before the Zoning Administrator.

The concerns expressed by the public involve compatibility of the proposed architectural style with the neighborhood character, the impact of the proposed structure height on private views, building mass and footprint, the impact of a proposed fence on an adjacent cypress hedge, loss of privacy, noise, and drainage. These concerns are addressed in more detail below.

Private Views

Concerns were raised regarding the proposed structure height and the impact on private views and privacy of surrounding residences. Private views and privacy are not protected under the Carmel Area Land Use Plan or applicable MCC.

Neighborhood Character and Design

Concerns were expressed regarding the compatibility of the proposed architectural style with the neighborhood character, as well as building mass and footprint. The proposed residence is consistent with the size and scale of surrounding residences. Also, as stated by the LUAC, the proposed design would not contrast with the neighborhood character. The proposed dwelling would also conform to all applicable development standards.

The development standards for the MDR zoning district are identified in MCC Section 20.12.060. Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The proposed structure would have a front setback of 20.25 feet, a rear setback of 13.08 to 20.58 feet, and side setbacks of 5.42 and 23.42 feet. The site coverage maximum in this MDR district is 35 percent, and the floor area ratio maximum is 45 percent. The existing lot is approximately 0.266-acres or 11,602 square feet, which would allow site coverage of approximately 4,061 square feet and floor area of approximately 5,221 square feet. The proposed single-family dwelling and attached

garage would result in site coverage of 3,952 square feet (34.1 percent), and floor area of 4,755 square feet (41 percent). The maximum allowed height in this MDR zoning district is 18 feet above average natural grade. The proposed dwelling and garage would have a height of 18 feet above average natural grade; therefore, staff has recommended Condition No. 10, Height Verification, to ensure the height of the finished structure conforms to the plans and the maximum allowed height limit.

Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed exterior colors and materials include black metal roofing with white and light-gray river rock roofing ballast, dark bronze aluminum door and window frames, white-washed vertical board and batten wood cladding/siding, dark gray exterior paving and decking, and a natural oak veneer entry door. The proposed exterior colors and finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood. Also, per Carmel LUP Policy 2.2.3.6, the proposed structure would be subordinate to and blend into the environment, using appropriate exterior materials and earth tone colors that give the general appearance of natural materials.

The project, as proposed and conditioned, and based on the evidence described above, conforms to the policies and development standards of the applicable Carmel LUP and ordinances related to land use development. The proposed structure and use are consistent with the surrounding residential neighborhood character (i.e.; design, colors, and material finishes), are consistent with the size and scale of surrounding residences, and the bulk and mass would not contrast with the neighborhood character. Additionally, the proposed development would not have a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Drainage

Based on the preliminary drainage and stormwater management plan (Plan Sheets C1 through C4 of Exhibit B of the Zoning Administrator staff report for September 13, 2018), as well as the Site Design and Runoff Reduction Checklist submitted by the Applicant on May 15, 2018, drainage and stormwater runoff from the proposed building would be directed into drains, dispersion trenches, and onto vegetated areas of the property. RMA-Environmental Services reviewed the submitted application materials, and applied conditions as necessary to ensure drainage or runoff design measures are implemented (Erosion Control Plan, Grading Plan, Stormwater Control Plan, inspections, and geotechnical certification - Condition Nos. 14 - 21).

Noise

Concerns were expressed regarding a proposed covered deck on the second floor of the single-family dwelling. The County finds that decks, including second-story and/or rooftop decks, are typical of single-family dwellings, and that the size and location of the proposed covered deck is not unusual and meets all required development standards for

the zoning district. Furthermore, no evidence has been submitted that the proposed covered deck would be used in a manner inconsistent with uses typical to a residential area, nor that the Applicant would generate noise levels that exceed the limits under MCC, or are loud and unreasonable for the allowed use

Cypress Hedge

Concerns were raised regarding the possible impacts a proposed fence may have on an adjacent, planted cypress hedge. Landscaping is not protected under the Carmel Area Land Use Plan or applicable MCC. This is a civil matter between the parties.

Visual Resources/Public Viewshed

The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources (Chapter 2.2), and will have no impact on the public viewshed. The project planner conducted a site inspection on May 1, 2018, to verify that the project minimizes development within the public viewshed. The project site is not visible from Highway 1 due to screening from topography and existing structures. Additionally, the proposed development would not detract from the natural beauty of the surrounding undeveloped ridgelines and slopes in the public viewshed (LUP Policy 2.2.3.1). The project site is also located in a residential neighborhood, the Carmel Meadows subdivision, and the adjacent parcels have been developed with single-family dwellings. As proposed and conditioned, the development would not create a substantially adverse visual impact when viewed from a common public viewing area.

Cultural Resources

The project site is located in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. Although located in an area of high sensitivity and known resources, an archaeological survey (LIB180145) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed (Carmel Area Land Use Plan Policy 2.8.2). The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Carmel Unincorporated/Highlands Land Use Advisory Committee

Due to the correspondence submitted by interested parties, the project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the proposed project at a duly-noticed public meeting on June 18, 2018, at which all persons had the opportunity to be heard, and voted 3 – 1 to support the project as proposed (**Exhibit C**). At the LUAC meeting, interested members of the public primarily expressed the concerns identified above related to the compatibility of the proposed architectural style with the neighborhood character, the impact of the proposed structure height on private views, and building mass and footprint. The LUAC commented that the project is compatible with other contemporary homes in the area, and that reducing the height or setting the garage further back from the street would not seem to open up any views for adjacent neighbors. The LUAC member who voted “no” did not state any reason for his vote.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of new facilities or structures, such as a single-family dwelling unit, in a residential zone. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project, and there is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The technical reports prepared for the project do not identify any potential significant or cumulative impacts. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact. An unusual circumstance does not exist for a proposed project that satisfies the requirements of an exempt class under CEQA, and meets all required development standards for the zoning district. In addition, no evidence has been submitted that the proposed covered deck would be used in a manner inconsistent with the exempt class, nor that the Applicant would generate noise levels that exceed the limits under MCC, or are loud and unreasonable for the allowed use. Therefore, no further environmental review is required.