



Monterey County

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Board Report

Legistar File Number: ZA 18-069

October 25, 2018

Introduced: 10/15/2018

Current Status: Agenda Ready

Version: 1

Matter Type: ZA

PLN180172 - FENTON

Construction of an approximately 200 sq. ft. addition to an existing 558 sq. ft. one story single-family dwelling and an approximately 455 sq. ft. detached garage/arts studio and 100 sq. ft. detached utility shed.

Project Location: 48681 Highway 1, Big Sur, Big Sur Coast Land Use Plan

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

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project includes minor construction of additions to an existing single-family dwelling, and construction of a detached garage, which qualify as a Class 3 Categorical Exemption pursuant to Sections 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve: Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of:
 - i. A 200 square foot addition to an existing single-family residence;
 - ii. A detached garage & art studio (Approx. 454 sq. ft.);
 - iii. An underground storage room (Approx. 129 sq. ft.); and
 - iv. A utility shed (Approx. 100 sq. ft.)
 2. Coastal Development Permit to allow for development on slopes of 30 percent or greater;

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

Staff recommends approval subject to eleven (11) conditions.

PROJECT INFORMATION:

Project Owner: Peter Fenton

APN: 420-191-006-000

Zoning: Watershed and Scenic Conservation, 40 acres per unit, Design Control Overlay (Coastal Zone) [WSC/40-D (CZ)]

Parcel Size: 10.13 acres (441,262.8 square feet)

Flagged and Staked: Yes

SUMMARY:

The project site is in the Big Sur area, near Detjeens, east of Highway 1. The site is characterized as sloping with fragments of Coast live oaks and clearings with grasses. The existing development is sited on a broad ridge with Graves Canyon on the northwest reaches of the property and Castro Canyon

along the southeastern portions of the property. The property was developed with the existing single-family dwelling in 1972. The proposed project involves additions of approximately 200 square feet to the existing 558 square foot single-family dwelling. Approximately 68 square feet of this amount is floor space within a loft element. The project also includes on-grade terraces with an approximate cumulative area of 215 square feet, and a new deck of approximately 38 square feet. The project also includes demolition of an existing 20 square foot utility shed, and a 378-square foot carport, and the replacement of these structures with a 100-square foot utility shed/bathroom, and a 454-square foot garage and art studio. This garage structure includes an on-grade terrace of approximately 209 square feet. Adjacent to the garage, on grade with the driveway, is a 129-square foot underground storage room sunken into the existing cut-slope. Materials for the utility shed and garage would match the materials used on the residence and reflect the architectural style of the residence.

The property is zoned for low-density residential uses, which allows development of single-family dwellings and non-habitable accessory structures as allowed uses. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Monterey County General Plan, Big Sur Coast Land Use Plan, and applicable sections of the Monterey County coastal zoning ordinance.

DISCUSSION:

Design Review

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 primary colors and materials - natural, unfinished reclaimed redwood siding, stone terraces, and brown asphalt roofing materials - match the existing colors and materials of the structure. Materials for the utility shed and garage would match the materials used on the residence and reflect the architectural style of the residence. The existing and proposed finishes blend with the surrounding environment, are consistent with the rural character, and are consistent with other dwellings found in the Big Sur area. The scope of the proposed development represents a nominal increase - approximately 318 square feet - of bulk and mass over the existing site development.

The property is located in an area where the Local Coastal Program requires visual public access (Chapter 3.2, Scenic Resources, Big Sur Coast Land Use Plan). The property is located on the east, or landward side of Highway 1. However, topography, and screening by trees and spatial distance, approximately 1.5 miles east of Highway 1, makes the project not visible from Highway 1 or any public viewing points along Highway 1. Thus, the project will not interfere with visual access along Highway 1. The proposed development is consistent with Big Sur Coast Land Use Plan Policies 3.2.1, 3.2.3.A.2, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Big Sur Coast Land Use Plan.

Development Standards

Pursuant to the development standards for the WSC zoning district, identified in MCC Section

20.17.060, and as proposed, the structures meet or exceed all required setbacks, and are also within the corresponding maximum structure heights.

Required Setbacks (minimum)

	Main Structures	Accessory Structures
Front	30 ft.	50 ft.
Side	20 ft.	6 ft.
Rear	20 ft.	6 ft.

Proposed Setbacks

	Main Structure	Accessory Structure	
		Utility Shed	Garage
Front	130 ft.	132 ft.	125 ft.
Side	33 ft.	6 ft.	140 ft.
Rear	450 ft.	440 ft.	480 ft.

Height Standards:

	Main Structure	Accessory Structure
Allowed	24 ft.	15 ft.
Proposed	18 ft.	15 ft.

Pursuant to the development standards for the WSC zoning district, identified in MCC Section 20.17.060, and as proposed, the structures meet or exceed all required setbacks. The structures are also within the corresponding maximum structure heights. The property is 10.13 acres or 441,262.8 square feet, which would allow site coverage of 44,126 square feet, or 10 percent. As proposed, the project would result in site coverage of 2,003 square feet or 0.48 percent.

ESHA

A field survey was conducted by Fred Ballerini on November 1, 2017 and a subsequent report (Exhibit D - LIB180348) noted that there were no observed occurrences of listed native sensitive habitat or individual special-status species within the proposed development area. Furthermore, the report also stated due to the impacted nature of the site, specifically the location of the developed area and scope of the development proposal, that there is a lack of native plant communities and that impacts to native habitat constituents is expected to be less than significant.

Development on Slopes of 30 Percent or Greater

The project includes an application for development on slope of 30 percent or greater. The majority of development as proposed is sited within areas of existing development, thus the project would mainly utilize areas of the site which are currently developed. The structural developments are located on portions of the site that were prepared to accommodate the existing development of the property. The portion of the project which is outside of the existing development on slopes of 30 percent or greater is an underground storage room sunken into the existing cut-slope. The geotechnical report, prepared by Grice Engineering (Exhibit E - LIB180349) states that there are no existing landslides on the site or in the vicinity of the existing and proposed development and that the site is not considered susceptible to mass slope failure from the project due to the presence of relatively sound bedrock at a shallow depth.

County staff has reviewed the project plans and visited the site to analyze possible development alternatives. The project planner conducted a site inspection on May 18, 2018, to verify the subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable land use plan and zoning codes. Based on site topography and existing development/disturbed areas, the proposed project meets the goals and objectives of the Big Sur Coast Land Use Plan. Also, as proposed, the project adheres to required development standards.

LUAC

The project was referred to the Big Sur Land Use Advisory Committee (LUAC) for review (**Exhibit C**). The LUAC, at a duly-noticed public meeting on June 26, 2018, voted unanimously, 4 - 0, to support the project as proposed.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3, categorically exempts new construction or conversion of small structures, including minor modifications to the exterior of the structure. The proposed project involves additions of approximately 200 square feet to the existing single-family dwelling, the construction of a 100 square foot utility shed and a 454 square foot detached garage and studio. Therefore, the project qualifies as and is consistent with the parameters of Class 3 categorical exemption. No evidence of significant adverse environmental effects were identified pursuant to Section 15300.2 of the Guidelines during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

RMA-Public Works
RMA-Environmental Services
Environmental Health Bureau
Big Sur Fire Brigade (Fire Protection District)
Water Resources Agency

Prepared by: R. Craig Smith, Associate Planner, x6408

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: Carl P. Holm, AICP, RMA Director

RCS
BS

The following attachments are on file with the RMA:

Exhibit A	Project Data Sheet
Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• B-1 Recommended Conditions of Approval• B-2 Site Plan, Floor Plans, Elevations, and Color/Material Finishes
Exhibit C	Big Sur Coast LUAC Minutes (June 26, 2018)
Exhibit D	Biological Assessment - LIB180348
Exhibit E	Geotechnical Report - LIB180349
Exhibit F	Vicinity Map

cc: Front Counter Copy; Big Sur Fire Brigade (Fire Protection District); RMA-Public Works;
RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; R.
Craig Smith, Associate Planner; Brandon Swanson, RMA Services Manager; Peter Fenton,
Owner; Arden Handshy, Agent; Rancho Grande, LLC; John Bridges, Fenton & Keller, The
Open Monterey Project; LandWatch; Project File PLN180172