



Monterey County Zoning Administrator

Agenda Item No. 2

Legistar File Number: ZA 18-079

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

January 10, 2019

Introduced: 12/20/2018

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN170005 - SANSAMAR LLC

Public hearing to consider demolition of an existing one-story single family dwelling and construction of a two-story single family dwelling with attached garage (Approximately 4,105 s.f.) and removal of three (3) Oak trees. Grading of approximately 10 cubic yards.

Project Location: 24330 San Pedro Lane, Carmel, Carmel Area Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt Per Section 15303 (a)

RECOMMENDATION:

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

1. Find that the project involves the construction of a new 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 Combined Development Permit consisting of:
 - a. Coastal Administrative Permit for the demolition of an existing one-story single family dwelling;
 - b. Coastal Administrative Permit and Design Approval for the construction of an approximately 3,460 square foot two-story single family dwelling with and approximately 645 square foot attached garage; and
 - c. Coastal Development Permit for the removal of three (3) Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Justin Pauly

Owner: SANSAMAR LLC

APN: 009-032-005-000

Zoning: Medium Density Residential, 2 Units per Acre, Design Control, Coastal Zone or "MDR/2-D(CZ)"

Parcel Size: 0.45 acres

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located on San Pedro Lane in Carmel within an established residential neighborhood, north of the intersection of San Pedro Lane and San Luis Avenue. The parcel is approximately 540 feet west of Highway 1. The project proposal is to demolish an existing single family dwelling and construct a two-story single family dwelling with attached garage, and remove

three (3) Oak trees.

DISCUSSION:

The property is subject to the policies and regulations contained in the 1982 Monterey County General Plan (General Plan), the Carmel Area Land Use Plan (CAR LUP) and Coastal Implementation Plan, Part 4 (CIP) and the Monterey County Zoning Ordinance (Title 20), as well as required by the California Environmental Quality Act (CEQA). Per Section 20.70.120 and 20.44.040 of Title 20, a Coastal Administrative Permit and Design Approval is required for the proposed development and a Coastal Development Permit is required for removal of oak trees per Section 20.146.060 of the CIP. The proposed development is for demolition of an existing 1,197 square foot one-story single family dwelling with attached 541 square foot garage and construction of an approximately 3,760 square foot two-story single family dwelling with an approximately 645 square foot attached garage. The driveway will be reconstructed and expanded from 1,578 square feet to 2,336 square feet of impervious material. An approximately 6 foot sliding metal gate and wood perimeter fence will be installed at the entrance of the driveway. New landscape and hardscape is also proposed. The hardscape will include approximately 440 square feet of impervious walkways and approximately 930 square feet of impervious patios. One patio will be constructed outside the master bedroom, facing the southern portion of the parcel. The other patio will be along the western side and will include a gas burning outdoor fire pit. The project will also include removal and replacement of three (3) Oak trees.

DEVELOPMENT STANDARDS:

The subject parcel is zoned Medium Density Residential, 2 units per acre with a Design Control overlay within the Coastal Zone or “MDR/2-D(CZ).” The proposed project complies with the development standards listed within this zoning district per Section 20.12.060 of Title 20.

Main Structure Setback and Height:

Required:	Proposed:
Front: 20 feet min.	Front: 95 feet
Side: 5 feet min.	Side: 5 feet
Rear: 10 feet min.	Rear: 10 feet
Height: 30 feet max.	Height: 23.5 feet

Building Site Coverage and Floor Area Ratio (FAR):

Required:	Proposed:
Coverage: 35%, 6,800 s.f.	Coverage: 19.1%, 3,708 s.f.
FAR: 45%, 8,743 s.f.	FAR: 21.1%, 4,101 s.f.

DESIGN REVIEW:

The project site is designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The existing single family dwelling is a Californian Ranch style home, originally constructed in 1985, that sits along the northwestern portion of the lot. The new single family dwelling will have a contemporary architectural style and constitute colors and materials such as: off-white cement plaster with tan cedar siding and carmel stone veneer accents, light blue

standing seam metal roofing and dark brown wood trim. The location of the new single family dwelling will continue to have a footprint that lies within the northwestern portion of the parcel, but also extend towards the southern end. The second story of the home will remain towards the northern half of the parcel creating a majority of the visibility from the east and west elevations. The east elevation of the home is visible from San Pedro Lane; however, the home is screened with existing vegetation such as Monterey Pine and Coast Live Oak Trees. Further, the neighborhood consists of both one-story and two-story single family dwellings that have colors and materials subordinate to the surrounding environment. The architectural style of the homes in the neighborhood ranged between contemporary, spanish and ranch style homes. The materials, location and nature of the project are consistent with the neighborhood character and will not detract the visual integrity of the site.

Although the project will create a new structure larger in mass and size than the existing, it will not impact any visual resources viewed from a public viewing area. Map A of the CAR LUP illustrates that the subject property is not located within a viewshed area, as the property is not visible from Highway 1 or any other major public use area such as 17-Mile Drive, views of Pescadero Canyon, Scenic Road, and Point Lobos Reserve. Therefore, the project would not create any substantial visual impacts.

TREE REMOVAL:

The development includes removal of three (3) Oak trees. Pursuant to Section 20.146.060 of the CIP, a Coastal Development Permit must be obtained for the removal of trees. A Forest Management Plan (LIB180378) was prepared for the property, which identified the site as constrained by pre-existing conditions and lack of available space due to the property being forested with Monterey Pine and Coast Live Oak trees. The trees range in health condition from good, fair, to poor. The three (3) Oak trees being removed are all in fair health condition with one having a diameter of 15" and the other two (2) having a diameter of 8". The Forest Management Plan recommended replanting at a 1:1 ratio with three (3) five-gallon Coast live Oak trees in locations with the greatest opening on the parcel. The project has been conditioned to ensure these recommendations are implemented (Condition No. 8).

The 15" Oak tree is located at the east elevation of the existing home and is already near the front of the home. The remaining two (2) Oak trees are at the southern end of the parcel and will lie within the building footprint of the proposed home. The property was analyzed to determine the best siting and location that would minimize tree removal. However, any additional adjustments to the proposed development would possibly result in other trees, larger in size, being impacted. The reduction of the development was taken into consideration, but due to the proximity of the trees to the structure, the roots of the trees could possibly be obstructed, or the trees could potential in return, be a hazard to the home. The siting, location, size and design of the proposed development best suits the parcel and minimizes tree removal.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines. This exemption applies to the construction of new single family dwellings. The construction of a two-story single family dwelling and attached garage (approximately 4,105 square feet) is consistent with this exemption. None of the exceptions under CEQA Guidelines Section

15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. Therefore, the project is categorically exempt.

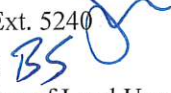

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

RMA-Public Works
Environmental Health Bureau
RMA-Environmental Services
Cypress FPD

LUAC

The project was reviewed by the Carmel Unincorporated/Carmel Highlands LUAC on December 3, 2018 and was given a recommendation of approval by a vote of 6-0-1.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240
Reviewed by: Brandon Swanson, Interim Chief of Planning 
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
- Site Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - Reports:

- Historic Assessment, LIB180377
- Forest Management Plan, LIB180378

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Interim Chief of Planning, Craig Spencer, Interim RMA Services Manager; Justin Pauly, Agent; Sansamar LLC, Owner; Sharon Dalkey, Interested Party; Mary Scarpetti, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN170005