



Monterey County Zoning Administrator

Agenda Item No. 2

Legistar File Number: ZA 19-087

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Salinas, CA 93901
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February 28, 2019

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Matter Type: ZA

PLN180448 - BRUNO MICHAEL A & CONCETTINA TRS

Public hearing to consider the demolition of an existing two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (Approximately 8,115 s.f.).

Project Location: 1420 Deer Flat Road, Monterey, Greater Monterey Peninsula Area Plan

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 Design Approval to allow the demolition of an existing 3,253 square foot two-story single family dwelling and construction of a two-story single family dwelling with a conditioned basement (approximately 8,115 square feet), and an approximately 285 square foot rear covered porch and 810 square foot front covered porch. Grading of approximately 1,685 cubic yards of cut.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to five (5) conditions of approval.

PROJECT INFORMATION:

Agent: John Moore

Owner: Michael & Concettina Bruno

APN: 101-111-002-000

Zoning: Medium Density Residential, 1 Unit per Acre with an Urban Reserve and Design Control Overlays, or "MDR/1-UR-D"

Parcel Size: 1.03 acres (43,738 square feet)

Plan Area: Greater Monterey Peninsula Area plan

Flagged and Staked: No

SUMMARY:

The subject property is located on Deer Flats Road in Monterey within an established residential neighborhood, surrounded by incorporated areas of the City of Monterey. The subject property is approximately one mile southwest from Highway 68 and south of Highway One. The project involves the demolition of an existing two-story single family and construction of two-story single family dwelling with a conditioned basement (approximately 8,115 square feet), and rear and front covered porches. The new single family dwelling will be in within the general footprint of the existing single

family dwelling but also extend to the east and south of the parcel. Two detached garages, one with an office above and one with a guesthouse above, in addition to a detached recreational room/gym and pool, will remain on-site. The new single family dwelling will have one more bathroom than the existing single family dwelling, for a total of five (5) bathrooms. In order to address water constraints with the California American water district (Cal-Am), existing fixtures in detached structures on the site will be disconnected from Cal-Am service and served by an existing on-site well instead.

DISCUSSION:

Project Details

The applicant proposes to demolish an existing 3,253 square foot two-story single family dwelling, 29'-10" feet in height, and construct an approximately 4,775 square foot two-story single family dwelling with an approximately 3,340 square foot conditioned basement. The project also includes construction of an approximately 810 front covered porch, 285 square foot rear covered porch, and water connections and disconnections.

In addition to the existing single family dwelling, the subject property has an existing garage with an office room above, an additional existing garage with a gym and guestroom above, detached recreational room, a driveway, motorcourt, covered bar, patios, and a swimming pool. There are no proposed physical alterations to these structures and features, or to the landscaping of the property. The existing single family dwelling has a 2,353 square foot main floor and 900 square foot upper floor. The construction of the new single family dwelling would result in an approximately 3,480 square foot main floor, 1,295 square foot upper floor and a 3,340 conditioned basement. To construct the basement, excavation of approximately 1,685 cubic yards of soil, at a depth of 10 feet is proposed to be hauled off-site.

The property is subject to the policies and regulations contained in the 2010 Monterey County General Plan (General Plan), the Greater Monterey Peninsula Area Plan (GMPAP) and the Monterey County Zoning Ordinance (Title 21), as well as required by the California Environmental Quality Act (CEQA). The subject parcel is zoned Medium Density Residential, 1 Unit per Acre with an Urban Reserve and Design Control Overlays, or "MDR/1-UR-D." Per Section 21.12.030 and Section 21.44.040 of Title 21, the single-family dwelling is an allowed use that would require a Design Approval.

The subject property is located in a moderately archaeological sensitive area. Two reports were prepared and provided for the subject property. One report (Monterey County RMA- Planning Library No. LIB110288) prepared and provided in 2011 identified a portion of the site to have no evidence of prehistoric or cultural historic remains on the subject parcel. An additional report (Monterey County RMA- Planning Library No. LIB190054) was prepared and provided to the County on February 6, 2019. This report concluded that there is no evidence of prehistoric or cultural historic remains on the entire project parcel. The nearest historic archaeological resource is approximately $\frac{3}{4}$ of a mile away. Therefore, the siting and design of the single family dwelling and conditioned basement would not have any potential impact to archaeological resources.

Further, the subject property is currently being served by California American Water Company (Cal-Am) and an existing on-site well. According to the Monterey Peninsula Water Management District, a property can be served by both Cal-Am and an on-site well provided that the structures are detached and have no internal circulation between the structures. Cal-Am currently serves the existing single family dwelling and the existing gym and guesthouse bathrooms located in one of the garages. The existing on-site well currently serves the office bathroom above the other garage, pool and irrigation system. The new single family dwelling will have five (5) total bathrooms that would exceed the allotted Cal-Am water credits for the property. The applicant proposes to disconnect the existing gym and guesthouse bathrooms from Cal-Am and permanently connect these bathrooms to the existing on-site well. The water credits would then be utilized with the new single family dwelling, resulting in Cal-Am only serving the new single family dwelling and detached recreational room. Monterey County Environmental Health Bureau (EHB) reviewed the application and required the applicant to conduct Water Quality Testing for the existing well and have a Performance Evaluation to ensure the septic system can serve the new single family dwelling, guesthouse and gym. EHB has determined that the water and septic are adequate for the proposed use/development.

Design Review

The project site is located in a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The project proposes to maintain the colors and materials from the existing single family dwelling, which are: beige stucco siding, off-white trimming and a brown composition roof. Although the new single family would be larger than what currently exists, the site contains other structures and vegetation that would aid in screening the new mass of the structure. The neighborhood ranges with one-story and two-story homes with similar mass and colors that are subordinate to the surrounding environment. The materials, location and nature of the project are consistent with the overall diversity of neighborhood character and will not detract the visual integrity of the site.

The project will not impact any visual resources viewed from a scenic highway corridor. Figure 14 of the GMPAP illustrates that the subject property is not designated as a visually sensitive or highly sensitive area, as the property is not visible from Highway 1 or Highway 68. Therefore, the project would not create any substantial visual impacts.

The proposed development complies with the site development standards for the MDR zoning district.

Main Structure Setback and Height:

Required:

Front: 20 feet min.
Side: 5 feet min.
Rear: 10 feet min.
Height: 30 feet max.

Proposed:

Front: 79 feet
Side: 9 feet east/67.6 feet west
Rear: 82.1 feet
Height: 28’-3” feet

Building Site Coverage

Required:

Coverage: 35%, 16,008 s.f.

Proposed:

Coverage: 18.6% 8,133 s.f.

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 with a conditioned basement (approximately 8,115 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:


Environmental Health Bureau

LUAC

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review on February 20, 2019. Recommendations of this meeting will be provided at the February 28, 2019 Zoning Administrator hearing.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240

Reviewed by: Craig Spencer, Interim 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
- Site Plans
- Colors and Materials

Exhibit C - Vicinity Map

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Interim Chief of Planning, Craig Spencer, Interim RMA Services Manager; John Moore, Agent; Michael & Concettina Bruno, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180448