

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

HANNAH (PLN170954)

RESOLUTION NO. 18 - 019

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project 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 were found; and
- 2) Approve a Design Approval for the demolition of a 2,095 sq. ft. single-family dwelling and the construction of a two-story 3,388 sq. ft. single-family dwelling with an attached garage, (2,161 sq. ft. main level, upper level 747 sq. ft., 480 sq. ft. attached two-car garage), 1,955 sq. ft. basement, reconfiguration of an existing terrace and entry stone patio, removing existing driveway and replace with concrete pavers.

3046 Strawberry Hill Road, Greater Monterey
Peninsula Area Plan (APN: 007-482-003-000)

The Hannah application (PLN170954) came on for a public hearing before the Monterey County Zoning Administrator on April 12, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

EVIDENCE:
 - a) The proposed project involves construction of a 3,388 sq. ft. single family dwelling with an attached garage.
 - b) The property is located at 3046 Strawberry Hill Road, Pebble Beach (Assessor's Parcel Number 007-482-003-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Parking & Use of Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of single-family dwellings, is allowed uses pursuant to MCC Sections 21.12.030.A. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development (see Finding No. 2 below).

- c) The project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula; and
 - Monterey County Zoning Ordinance (Title 21)
- d) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in the applicable documents.
- e) Review of Development Standards. The development standards for the MDR zoning district in the Del Monte Forest are identified in MCC Section 21.12.070. Special required setbacks in the MDR district for main dwelling units are 20 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 10 feet (sides) setbacks. Corresponding maximum structure height is 27 feet. The proposed height for the single-family dwelling is 27 feet. The allowed site coverage maximum in the LDR district is 35 percent on lots less than 20,000 square feet. The property is 9,684 square feet, which would allow site coverage of approximately 3,389 square feet. The proposed single-family dwelling unit, garage and terrace would result in site coverage of approximately 3,350 square feet or 34.6 percent. The floor area allowance is 35 percent for MDR district. The proposed dwelling and garage would result in floor area of approximately 3,388 square feet or 34.9 percent. The 1,955 square feet basement is not calculated in the floor area since it is constructed below ground. Therefore, as proposed, the project meets all required development standards.
- f) The project has been reviewed for site suitability by RMA-Planning. The project planner reviewed the application materials and plans, as well as the County's GIS database, to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) The following technical report has been prepared:
 - *Soil Engineering Investigation (LIB180113) prepared by Landset Engineers, Inc., Salinas, California, January 2018.*
 - *Archaeological Consulting (LIB180037) prepared by Gary Breschini, Salinas, California, November 30, 2017.*County staff has independently reviewed these reports and concurs with their conclusions.
- h) Necessary public facilities are available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal-Am.
- i) Design. See Finding No. 2.
- j) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- k) The project planner conducted a site inspection on February 6, 2018 to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.

- l) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator. The LUAC, at a duly-noticed public meeting on February 15, 2018 voted 5 – 0 to support the project as proposed with 2 absent.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170954.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The Applicant proposes a single-family dwelling and an attached garage on an existing residential lot. The proposed dwelling incorporates architectural aesthetics of a modern twist to a classic traditional farmhouse with a mix of Colonial.
 - b) Pursuant to Chapter 21.44, Title 21 (Zoning Ordinance) of the Monterey County Code (MCC), the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
 - c) Material and Color Finishes. The Applicant proposes exterior colors and materials that are consistent with the residential setting. The primary colors and materials include dark gray slate roofing, gray cedar shingle siding, white wood trims and molding, veneer stone and white metal clad wood doors and windows. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.
 - d) The proposed development is not visible from a common public viewing area; therefore, the proposed dwelling would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
 - e) The project planner conducted a site inspection on February 6, 2018, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, and will not adversely impact the neighborhood character.
 - f) Based on the evidence described above, the proposed structures and uses are consistent with the surrounding residential neighborhood character (i.e., structural design features, colors, and material finishes). As proposed, the project is consistent with neighborhood character, and assures visual integrity.

- g) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170954.

3. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
 - b) The subject project consists of the construction of a single-family dwellings with an attached garage. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. 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 project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. 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.
 - d) No adverse environmental effects were identified during staff review of the development application.

4. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.

EVIDENCE: Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find that the project 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
- B. Approving a Design Approval for a demolition of a 2,095 sq. ft. single family dwelling with an attached garage and the construction of a 3,388 sq. ft. single family dwelling (2,161 sq. ft. main level with 480 sq. ft. attached two-car garage, upper level 747 sq. ft. addition, 1,955 sq. ft. basement), reconfiguration of an existing terrace and entry stone patio, removing existing driveway and replace with concrete pavers, in general conformance with the attached plans and subject to the attached condition, which are incorporated herein by reference.

PASSED AND ADOPTED this 12th day of April, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON APR 13 2018.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 23 2018.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.