



Monterey County Zoning Administrator

Board of Supervisors
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 2
Legistar File Number: ZA 19-114

July 11, 2019

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Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN170794 - KAUFMANN

Public hearing to consider the construction of a single-family dwelling with an attached two-car garage (approximately 4,176 square feet) and the removal of seven (7) protected trees (4 Monterey Pines and 3 Coast Live Oaks).

Project Location: 3309 Camino Del Monte Street, Carmel, Coastal Zone.

Proposed CEQA action: Categorically Exempt per §15303 (a) of the CEQA Guidelines

RECOMMENDATION:

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

- a. Find that the project includes construction of a single-family dwelling which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and
- b. Approve a Combined Development Permit consisting of:
 - 1) A Coastal Administrative Permit and Design Approval to allow the construction of a new single-family dwelling with attached garage (4,176 square feet); and
 - 2) A Coastal Development Permit to allow the removal of four (4) Monterey Pine trees and three (3) Coast Live Oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Alan Turpen

Property Owners: Lisa Kaufmann

APN: 009-051-017-000

Parcel Size: 0.20 acres

Zoning: MDR/2-D(CZ)

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The project site is an undeveloped lot on a residential block located at 3309 Camino del Monte in Carmel. It is bound to the east by Highway 1, to the south by Camino Del Monte, and to the west and north by developed residential parcels. The applicant plans to develop the vacant lot with a two-level single-family home and attached garage. The proposed development will be located within the Carmel Unincorporated community, which can be characterized as having an eclectic residential design. The subject property is located in a residential neighborhood containing one and two-story homes of varying ages, styles and sizes. The site is populated with native trees, and this project will

require the removal of four (4) Monterey Pine trees and three (3) Coast Live Oak trees.

Staff has analyzed the proposed development and found it consistent with the Carmel Land Use Plan and Coastal Implementation Plan Parts 1 (Coastal Zoning, Title 20) and 4 (Regulations for Development in the Carmel Area). The proposed residential use is consistent with the residential zoning. The siting and design of the residential structure is subject to a Design Approval to ensure that the design will not detract from the character of the neighborhood or adversely affect views in the area, and a Coastal Development Permit is required for removal of trees to accommodate the new construction.

In meeting development standards, applicable to the parcel and due to the wooded nature of the vacant lot, it is necessary to remove seven trees in order to proceed with development. The home is appropriately sited on the small 0.20-acre lot and has been designed to blend in with the neighborhood character.

DISCUSSION:

The proposed project meets all development standards (height, setbacks, coverage, etc.) for this area:

<u>Required:</u>	<u>Proposed:</u>
Front Setback:	
20 feet (main structure)	20 feet
5 feet (garage)	5 feet*
Side Setback:	
5 feet (minimum)	8 feet
Rear Setback:	
10 feet (minimum)	10 feet
Maximum height:	
30 feet	16 feet
Floor Area Ratio:	
45% (maximum)	39%

* A front setback exception applies to the required setback for the garage in this case.

The project as proposed meets site development standards under Title 20.12.060 with the exception of the 20-foot minimum front setback. A setback exception pursuant to Section Title 20.62.040 N would apply in this project. The exception allows a garage up to five feet from the front line of the lot provided the elevation of the front half of the lot 50 feet from the centerline of the roadway is 7 feet above or below the grade of the centerline. The applicant has submitted a plan set delineating that the front half of the lot is sloped up more than 7 feet within 50 feet from centerline of Camino Del Monte Street (**Exhibit B**). Therefore, staff finds the garage may be setback five feet from the front property line. The dwelling will be located behind the garage and in compliance with the required 20-foot setback

Archaeology

The project site is located within an area of moderate archaeological sensitivity. Therefore, the applicant submitted an archaeological report dated October 2018. The report indicates the project parcel was methodically inspected for evidence of prehistoric material remains, and archaeological reconnaissance did not reveal any indicators expected of a prehistoric archaeological site in this region. Given this information, the project will likely have no effect on significant archaeological resources.

Tree Removal

The project site is a vacant 0.20 acre lot surrounded by developed residential homes between Highway 1 and 17 Mile Drive. The site is heavily forested and development on this site will require the removal of trees. Removal of four (4) Monterey Pine trees and three (3) Coast Live Oak trees is proposed in this case. Because native trees are protected in the Carmel Land Use Plan (LUP) tree removal requires granting of a Coastal Development Permit. Standards for granting a Coastal Development Permit for removal of trees are contained in the LUP and Coastal Implementation Plan (CIP) Part 4 (Regulations for Development in the Carmel Land Use Plan Area).

The property is located within an established residential neighborhood that has trees surrounding residences. The proposed addition to the home would not impact the forest character on the site or in the area. In accordance 20.146.060, a Forest Management Plan (FMP) was prepared for the project by Frank Ono (**Exhibit E**). The FMP identifies the need to remove four Monterey Pine trees and three Oak trees to accommodate residential development on the heavily forested lot. The FMP recommends tree protection measures and implementation of best management practices to protect trees near construction that are to be retained. Additionally, the FMP recommends four replacement trees be planted and monitored for one-year in order to comply with tree regulations standards and to support sustained and healthy woodland habitat at the site following construction. Staff has reviewed the FMP and agrees with the conclusions. Recommended conditions have been included as conditions of approval for the project (**Exhibit B**).

As proposed and conditioned the tree removal is consistent with the applicable standards of the LUP and CIP and removal will not involve risk of adverse environmental impacts.

CEQA

This project is categorically exempt from CEQA review pursuant to Section 15303(a), Class 3 for limited new development. The project consists of the first single family home with an attached garage. None of the circumstances in Section 15300.2 disqualifying the project from a Class 3 Categorical exemption apply. Other than tree removal, which is addressed in this report, the site is not located in a particularly sensitive environment. It is surrounded on all sides by medium density residential development and/or roadways. Views from Highway 1 (a scenic highway) are protected and development will be screened with trees remaining after construction. There are no significant cumulative effects of residential development on residentially zoned lands, there are no historical resources and no hazardous waste sites involved. The project will not have a significant effect on the environment and qualifies for a Categorical exemption as one residential home on a residential lot.

OTHER AGENCY INVOLVEMENT:

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

RMA-Public Works
RMA-Environmental Services
Environmental Health Bureau
Cypress Fire Department

LUAC

The proposed project was reviewed by the Carmel Unincorporated/ Highlands Land Use Advisory Committee on April 2, 2019. The committee members raised a concern over the location of the proposed driveway being near the intersection of Camino Del Monte and Carpenter Street and suggested reconsidering the driveway location or providing signage to alert drivers of driveway entrance and exits at this location. Nevertheless, the Kaufmann project received a unanimous recommendation of approval by a vote of five ayes and zero noes (**Exhibit D**).

Prepared by: Yasmeen Hussain, Associate Planner, x6407
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
- Plans

Exhibit C - Vicinity Map
Exhibit D - LUAC Minutes
Exhibit E - Forest Management Plan

cc: Front Counter Copy; Zoning Administrator; Craig Spencer, RMA Services Manager; Yasmeen Hussain, Project Planner; Lisa Kaufmann, property owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170794.