

Exhibit B

This page intentionally left blank.

PLN190005

DISCUSSION

Overview

The applicant proposes to demolish an existing 5,386 square foot one-story single family dwelling inclusive of an attached 860 square foot three-car garage and construct a 7,440 square foot two-story single family dwelling inclusive of an attached 789 square foot three-car garage. The single family dwelling would be with the same general location of the existing single family dwelling. The single family dwelling would have a main floor of 3,815 square feet, a lower floor of 2,836 square feet, an attached three-car garage of 789 square feet, a 134 square foot covered entry way and 1,790 square feet of terraces and decks, as illustrated in the attached plans. The applicant also proposes to construct a 1,115 square foot ADU inclusive of an attached 265 square foot one-car garage towards the northeast corner of the subject property. The ADU meets the applicable regulations as discussed below and would be accessory to the main residence. Additionally, the subject property is within the Pescadero Watershed, where new development shall be sited and designed to minimize runoff, site disturbance, erosion, sedimentation and impervious surfaces. The project includes replacement of existing impervious areas with pervious areas to comply with these regulations. The replacement of the driveway would result in the removal of one (1) oak tree, which is considered a protected tree within the DMF LUP. The oak tree is in a poor condition and due to the proximity to the driveway, the impact to the tree and the stem decay, the tree would need to be removed. As further discussed below, the removal of the oak tree is the minimum in this case and appropriate conditions of approval have been applied to the project to ensure compliance with the DMF forest resources regulations.

Zoning and Land Use

Zoning for the property is Low Density Residential with a maximum gross density of 1.5 acres per unit and a Design Control Overlay in the Coastal Zone (LDR/1.5-D(CZ)). New single family dwellings and accessory dwelling units (ADU) are principally permitted uses within this zoning district subject to a Coastal Administrative Permit in each case. The project includes replacement of a single family dwelling and construction of a new ADU which are both allowed uses. A Coastal Administrative Permit for the house and ADU is included in this permit. A Design Approval is also required for new structures due to the Design Control Overlay Zoning District. A Coastal Development Permit is included because the project involves removal of one oak tree. Staff has reviewed the plans and applications and found them consistent with the relevant goals and policies of the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plans (CIP) as described in more detail below. Adequate services and facilities exist to serve the development and the residential use will not adversely impact public health, safety, or welfare. Water is available for the development through California American Water (Cal-Am) and sewage disposal will be provided by Pebble Beach Community Services District. Water credit is available purchase from Pebble Beach Company .

Accessory Dwelling Unit

Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 1,115 square foot ADU that will provide independent living facilities from

the main residence as shown in **Exhibit C**. The proposal of the ADU would be the only ADU on the property and is below the maximum floor area of 1,200 square feet. The ADU is proposed to be sited along the northeastern corner of the property, 20 feet away from the side property line. The ADU has been sited and designed to comply with site development standards and to avoid impacting trees and other resources on the property. Site development standards and design are outlined below.

Pescadero Watershed

DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. DMF CIP Section 20.147.030.A identifies development standards such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site coverage to 9,000 square feet. The subject property currently has 18,270 square feet of impervious surfaces, over the maximum allowed 9,000 square feet. The project proposes to remove and replace 9,278 square feet of impervious driveway surfaces (asphalt) with pervious surfaces (permeable pavers). Additionally, the driveway would provide access to the proposed ADU and single family dwelling. With replacement of asphalt in the driveway, the total impervious surfaces would be 8,992 square feet (proposed), which is below the maximum allowed 9,000 square feet. Therefore, the project is consistent with the DMF LUP policies and DMF CIP regulations for development within the Pescadero Watershed.

Tree Removal

DMF LUP Forest Resource Policy 30 states that the natural forested character of the Del Monte Forest shall, to the maximum feasible degree, be retained consistent with the uses allowed and that all tree removal shall confirm to the policies regarding water and marine resources, environmentally sensitive habitat areas and scenic resources. DMF CIP Section 20.147.050.A states that a Coastal Development Permit is required for the removal of native trees. The project includes the removal of one (1) oak tree that is located near the driveway. Pursuant to Section 20.147.050.B, a Tree Assessment/Forest Management Plan (LIB190067) was provided and prepared by Frank Ono (**Exhibit E**). The Tree Assessment identifies the site as containing Monterey Pine and Coast Live oak trees in a fairly good condition. The oak tree proposed to be removed is 11' in diameter and is in a poor condition due to stem decay, and the tree would not survive through the replacement of the impervious driveway to comply with the Pescadero Watershed. No other trees would be removed from the development of this project and the project has been analyzed to determine the best siting and location that would meet the minimum tree removal in this case.

The Tree Assessment listed several recommendations such as tree replanting with a 1:1 ratio with (1) five gallon oak tree in the greatest opening to allow for minimum competition and maximum sunlight near the ADU. The remaining recommendations have been incorporated as conditions of approval (**See Exhibit C**). Further, the proposed tree removal would not occur in environmentally sensitive habitat as identified by the Monterey County Geographically Informational System and would not significantly affect the availability of wildlife habitat and

the existing Monterey Pine forest environment would continue to exist and regenerate over time.

Visual Resources

DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. DMF LUP Visual Resources – Figure 3 identifies the subject property within the public viewshed of Point Lobos. DMF CIP Section 20.147.070.B identifies development standards for properties within the public viewshed to ensure the siting and design of the structures minimizes impacts on public views by harmonizing with the natural setting, being subordinate and blending into the environment and maintaining a minimum setback of 50 feet from such setting. Although the subject property is mapped within the Point Lobos public viewshed as illustrated in Figure 3, Carmel State Beach and Point Lobos State Reserve is over two miles south and is not visible from these areas. It is unlikely that the two-story single family dwelling would create a visual impact when viewed from these areas due to the location of the development and existing tree screening.

As described below, the single family dwelling will be below the maximum height limitation of 30' for this zoning district. Consistent with the DMF LUP policies and DMF CIP regulations for the scenic and visual resources, the development is sited and designed to be subordinate and blend in with the surrounding environment and neighborhood character; therefore, the project will not block or have a significant adverse impact on significant public views.

Design Review

The project is subject to the Design Control Zoning District (“D” district) standards, 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 development would include colors and materials consisting of: reddish clay tile roof, tan and ivory exterior stucco walls, limestone accents, copper gutters and ivory metal clad wood doors and windows (**Exhibit C**). The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.

The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Per Title 20, Sections 20.14.040 and 20.44.030, the single family dwelling and accessory dwelling unit are allowed uses. Required and proposed setbacks for the proposed development are summarized below:

Main Structure Setback and Height:

<u>Required:</u>	<u>Proposed:</u>
Front: 30 feet min.	Front: 31 feet northwest/129 feet southwest
Side: 20 feet min.	Side: 92 feet
Rear: 20 feet min.	Rear: 36 feet
Height: 30 feet max.	Height: 29 feet

Accessory (habitable) Structure Setback and Height:

<u>Required:</u>	<u>Proposed:</u>
------------------	------------------

Front: 50 feet min.	Front: app. 200 feet northwest/135 feet southwest
Side: 6 feet min.	Side: 20 feet
Rear: 6 feet min.	Rear: 30 feet
Height: 15 feet max.	Height: 13-5 feet

Distance Between Main to Accessory

<u>Required:</u>	<u>Proposed:</u>
10 feet min.	82 feet

Building Site Coverage and Floor Area Ratio

<u>Required:</u>	<u>Proposed:</u>
Coverage: 15%, 11,369 s.f.	Coverage: 11.2%, 8,506 s.f.
FAR: 17.5%, 13,264 s.f.	FAR: 11.3%, 8,555 s.f.

As summarized above, the proposed project complies to the development standards listed within this zoning district per Section 20.12.060 of Title 20.