



# Monterey County Zoning Administrator

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

## Agenda Item No.3

Legistar File Number: ZA 20-002

January 30, 2020

**Introduced:** 1/21/2020

**Version:** 1

**Current Status:** Agenda Ready

**Matter Type:** Zoning Administrator

### PLN190005 - SHEN JIANJUN & WANG SHUHUA

Public hearing to consider the demolition of an existing 5,386 square foot single-family dwelling with an attached garage, and construction of a 7,440 square foot two-story single-family dwelling inclusive of a 789 square foot attached three-car garage, and construction of a 1,115 square foot detached Accessory Dwelling Unit inclusive of an attached 265 square foot one-car garage.

**Project Location:** 1651 Crespi Lane, Pebble Beach, Del Monte Forest Land Use Plan

**Proposed CEQA action:** Categorically Exempt Per Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines

### RECOMMENDATION:

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

1. Find that the project involves the demolition of an existing single family dwelling and construction of a new single family dwelling and an accessory dwelling unit, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 (l) and 15303 (a) and (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
  - a. Coastal Administrative Permit and Design Approval to allow the demolition of a 5,386 square foot one-story single family dwelling with an attached garage, and construction of a 7,440 square foot two-story single family dwelling inclusive of a 789 square foot attached three-car garage;
  - b. Coastal Administrative Permit and Design Approval to allow construction of a 1,115 square foot detached Accessory Dwelling Unit with an attached one-car garage; and
  - c. Coastal Development Permit to remove one (1) oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends approval subject to eight (8) conditions of approval.

### PROJECT INFORMATION:

**Agent:** Amy Denney

**Owner:** Shuhua Wang & Jianjun Shen

**APN:** 008-371-018-000

**Zoning:** Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or "LDR/1.5-D(CZ)"

**Parcel Size:** 1.74 acres (74,794 square feet)

**Plan Area:** Del Monte Forest Land Use Plan

**Flagged and Staked:** Yes

SUMMARY:

The subject property is located on Crespi Lane within an established residential neighborhood, southeast of the intersection of Del Ciervo and 17-Mile Drive of Pebble Beach. The property is approximately  $\frac{3}{4}$  of a mile northwest from the incorporated City of Carmel-by-the-Sea. The project involves the demolition of an existing one story single family dwelling and construction of a new 7,440 square foot two-story single family dwelling and a 1,115 square foot detached Accessory Dwelling Unit (ADU). The new structures are proposed to have a Mediterranean architectural style with stucco walls, stone accents, and a tile roof. This style of development is consistent with the surrounding residential development which includes large custom homes, many of which also have a Mediterranean style architecture. One 11-inch oak tree is proposed to be removed because it is dead and hazardous.

The property is 1.74 acres in size and has an existing 5,386 square foot single family dwelling surrounded by patios and a deck. A long paved driveway is accessed from Crespi Lane on the southeast side of the property and wraps around the existing residence to the northwest side of the property. A total of 18,270 square feet of impervious surfaces including the house, driveway, and patios exist which is over the maximum allowed 9,000 in the Pescadero Watershed. A mix of mature Monterey Pines and Oak trees are scattered throughout the site.

The project includes demolition of the existing house, patios and driveways and replacement of the driveway with 9,278 square feet of impervious driveway surfaces (asphalt) with pervious surfaces (permeable pavers). A new Accessory Dwelling Unit (ADU) is also proposed. The new main residence and driveway will be located in substantially same location as the existing structures. The ADU will be located in the northeastern part of the property off the driveway. With pervious driveway surfaces, the project will be brought into compliance with the Pescadero Watershed coverage limitations (9,000 square feet total). One non-native tree (a 15 inch Mayten tree) and one native oak tree that is dead and hazardous is proposed for removal. The new house, ADU, and driveway improvements have all been sited to avoid impacts to native trees at the site and to maintain the forest connectivity surrounding residential development in the area.

DISCUSSION:

See detailed discussion in **Exhibit B**.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15301 (e) and 15303 (a) and (e) of the CEQA Guidelines. These exemptions apply to the demolition of a single family dwelling and construction of a single family dwelling and accessory structure in residential zones. The demolition of an existing 5,386 square foot single-family dwelling inclusive of an attached garage, and construction of a 7,440 square foot two-story single-family dwelling inclusive of a 789 square foot attached three-car garage, and construction of a 1,115 square foot detached Accessory Dwelling Unit inclusive of an attached 265 square foot one-car garage, are consistent with these exemptions. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (**Exhibit F**), a hazardous waste site, near a scenic highway, is not likely to effect cultural resources and will not have a significant effect on the environment. Therefore, the project is categorically exempt.

LUAC:

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC). The project includes a demolition of an existing one-story single family dwelling and construction of a two-story single family dwelling. Based on staff's review, the project would not create any new visual impacts and is consistent with the bulk and mass of the neighborhood.

Prepared by: Joseph Sidor, Associate Planner, Ext. 5262  
Reviewed by: Craig Spencer, 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 - Discussion

Exhibit C - Draft Resolution, including:

- Conditions
- Site Plans
- Colors and Materials

Exhibit D - Vicinity Map

Exhibit E - Tree Assessment (LIB190067)

Exhibit F - Historic Assessment (LIB190068)

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Interim Chief of Planning, Craig Spencer, RMA Services Manager; Amy Denney, Agent; Shuhua Wang & Jianjun Shen, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190005