



Monterey County Zoning Administrator

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

Agenda Item No. 1 Legistar File Number: ZA 20-028

July 30, 2020

Introduced: 7/9/2020

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN190122 - FARMANESH-BOCCA

Public hearing to consider construction of a 5,290 square foot three-level single-family dwelling (inclusive of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot upper level), and a detached 680 square foot carport.

Project Location: 69 East Carmel Valley Road, Carmel Valley, CA

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

RECOMMENDATION:

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

- a. Find the project involves a new single-family dwelling in a residential zone which qualifies as a Class 3 Categorical Exemption pursuant to section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a 5,290 square foot three-level single-family dwelling (inclusive of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot upper level) and a detached 680 square foot carport.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions of approval.

PROJECT INFORMATION:

Agent: Chris Keehn

Owner: John Farmanesh-Bocca

APN: 197-011-018-000

Parcel Size: 3.12 acres

Zoning: LDR/2.5-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

Application Submitted: February 3, 2020

Application Complete: June 8, 2020

SUMMARY:

The applicant proposes to build a 5,290 square foot home on an undeveloped residential parcel in Carmel Valley. The project meets all development standards and has been designed to minimize impacts on views with a modern-rustic design developed to fit with the natural characteristics of the site and surrounding properties.

DISCUSSION:

Project Site and Design

The subject property is an undeveloped 3.12 acre parcel in a small Low Density Residential (LDR) neighborhood, and is one of several parcels accessed via a road utility easement on the east side of Carmel Valley Road. The property slopes gradually from northeast to southwest with small areas exceeding 25 percent slopes.

The applicant proposes to build a new 5,290 three-story single-family dwelling into the hillside, with a step-down design of a 2,545 square foot lower level, a 2,500 square foot main level, and a 245 square foot studio on the upper level. The house will be constructed entirely within the existing building envelope for the site. The project meets all development standards for the Low Density Residential (LDR) zoning designation. Minimum setbacks in LDR zoning are 30 feet (front), 20 feet (side) and 20 feet (rear). The proposed setbacks are: 49 feet, 6 inches (front), 31 feet (side), and 111 feet, 5 inches (rear). Proposed site coverage is 9990 square feet, or 7.1 percent of the 3.23 acre parcel, which is well under the allowed lot coverage of 25 percent. The maximum height allowed is 30 feet; the house is proposed to be 30 feet at its tallest point. Height verification is included as a condition of approval.

The property is within a “Site Plan Review” (S) zoning district, which is intended to provide review in areas where development has the potential to adversely affect or be affected by natural resources or site constraints. A site plan was submitted as part of the project application, and shows the development appropriately sited to minimize development on slopes. There are no resources on the site that will be affected by the proposed development. The total development on slopes exceeding 25 percent is less than 500 square feet and less than 10 percent of the total development footprint. Specifically, the project proposes 200 square feet, or 2 percent of the total development, on land that exceeds 25 percent slopes; therefore the project meets the exception in General Plan Policy Section OS-3.5(c) and no discretionary permit is required for development on slopes.

The site subject to the regulations of the “Design Control” (D) district overlay, which is intended to provide regulation of location, size, configuration, materials, and colors of new development to assure protection of the public viewshed, neighborhood character, and to assure the visual integrity of certain developments. The modern-rustic design of the proposed structure is a modern adaptation of the rural/rustic ranch-type of development often seen in the Carmel Valley area and is consistent with Policy CV-1.2, which requires that development be visually compatible with the nature of the valley, materials and colors be selected for compatibility with natural and manmade surroundings, structures be controlled in height and bulk, and grading and erosion be minimized. The proposed colors and materials reflect the natural tones found in the surrounding environment and other structures in the neighborhood and include concrete, stone, vinegar-stained cedar, cor-ten panels (rust colored), and dark bronze window frames. The design has been developed to integrate into the existing contours of the hillside and includes varying rooflines and materials, including a partial green roof, to reduce bulk and mass and minimize and view disruptions from neighboring properties.

The property is one of several homes located on a hillside above Carmel Valley road. The project is consistent with Policy CV-3.3 which states that development shall not be allowed to significantly block views as seen from Carmel Valley Road. The project was staked and flagged and staff’s site visit

revealed that a portion of the roof of the proposed home may be briefly visible from Carmel Valley road, however, the development will not block any significant views. Views of the home will be screened by existing vegetation and topography and any views of the home will be consistent with the existing view in that area, which includes homes dotting the hillside. The roofline will be fully below the ridgeline.

Water/Wastewater

The Environmental Health Bureau has reviewed the project and has confirmed that the proposed home will have adequate water and wastewater services. The on-site well meets source capacity and water quality requirements to serve the single-family dwelling. An on-site wastewater treatment system with an advanced treatment system utilizing shallow disposal will serve the residence.

Archaeological Resources

The project is consistent with standards for archaeological resources in the inland area found in Title 21.66.050. The property is within a high archaeological sensitivity zone. A phase 1 archaeological report (LIB200033) was prepared for the property in August 2019. The report found no evidence of archaeological resources. A standard condition of approval has been added to require that a note be placed on the building plans stating that if any resources are uncovered at the site work shall be halted and RMA-Planning and a qualified archaeologist shall be contacted.

Correspondence Received

Staff has received correspondence from neighboring property owners. One property owner to the west of the property called staff during the early stages of project review with concerns regarding the height of the proposed home. The project is proposing a row of landscaping along the western property edge to assist with screening of the view of the new house from this existing home. Two letters in support of the project were received in advance of the Carmel Valley Land Use Advisory consideration of this project. The neighbors directly east of the project site expressed appreciation for the design and chosen colors and materials, including the living green roof which they noted is both environmentally friendly and considerate of their view. The letter from another neighbor stated that they liked the innovative and natural lines of the architectural design.

CEQA:

Section 15303 Categorically exempts small structures in a residential zone. The project is a single-family residence in a residential zone. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Environmental Services
- RMA-Public Works

Monterey County Regional Fire Protection District

LUAC

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the project via Zoom teleconference on June 1, 2020, but voted to continue the item after LUAC members reported difficulty accessing the plans and finding the site to conduct site visits. The item was reviewed again by the committee via Zoom teleconference on June 15, 2020. The LUAC voted 5-1 to approve the project as proposed. The member who voted no stated that his vote was due to not being able to find the project site when attempting to do a site visit.

Prepared by: Cheryl Ku, Senior Planner, ext. 6049

Reviewed by: Craig Spencer, RMA Services Manager

Approved by: John M Dugan, FAICP, RMA Deputy Director of Land use and Community Development

The following attachments are on file with the RMA:

Exhibit A - Draft Resolution, including:

- Conditions of approval
- Site Plan

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

Exhibit D - Color Rendering

Exhibit E - Colors and Materials

Exhibit F - Project Data Sheet

Exhibit G - Correspondence Received

Exhibit H - Draft Landscape Plan

cc: Front Counter Copy; Zoning Administrator, Brandon Swanson, RMA Chief of Planning; John Farmanesh-Bocca, Applicant/Owner; Chris Keehn, Agent; Joel Panzer, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN190122.