



Monterey County Zoning Administrator

Agenda Item No. 1
Legistar File Number: ZA 20-033

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

August 13, 2020

Introduced: 7/28/2020

Version: 1

Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN200005 - CONOVER

Public hearing to consider the construction of an approximately 3,400 square foot one-story single-family dwelling inclusive of an attached two-car garage.

Project Location: 1017 Ocean Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find that the project is a single-family dwelling which qualify 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
- 2) Approve a Design Approval to allow the demolition of existing 2,583 square foot single family dwelling and construction of a 3,420 square foot single family dwelling inclusive of an attached two-car garage and a 650 square foot deck.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

PROJECT INFORMATION:

Agent: Hunter Eldridge

Project Owner: John & Ann Marie Conover

APNs: 007-293-009-000

Zoning: MDR/B-6-D-RES

Parcel Size: 9,773 sq. ft.

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant proposes demolition of the existing 2,583 single family dwelling and construction of a 3,420 sq. ft one story single-family dwelling inclusive of an attached garage on an existing 9,773 square foot lot in the Del Monte Forest. The project site is located approximately a quarter of a mile east of 17 Mile Drive and a mile west from Monterey Peninsula Country Club. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant to MCC Sections 21.12.030.A as an Allowed Use. However, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development which is the reason this application has been brought to the Zoning Administrator.

Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

DISCUSSION:

The project is located within a high archaeological zone, a Phase I archeological report prepared by Gary Breschini dated December 18, 2017 concluded that there is no surface evidence of potentially significant archaeological resources on this parcel. Recommendations were made that any future construction projects on this parcel should not be delayed for archaeological reasons. A condition of approval (Condition No. 3) was applied to this project to include language directing the contractor to stop work within 50 meters (165 feet) of uncovered resource, immediately contact Monterey County RMA-Planning, A Tribal Council Representative and qualified archaeologist.

Development Standards

The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards require special setbacks for the main dwelling unit of: 15 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has a 15 feet (front), 15 feet (rear), and 10 feet (sides).

Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 23'4". The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,773 square feet, which would allow site coverage of 3,420 square feet. The proposed single-family dwelling unit and garage would result in site coverage of 3,420 square feet or 35 percent. Therefore, as proposed, the project meets all required development standards.

Design Review

The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot. No tree removal has been proposed, slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,000-3,000 square feet within a one mile radius. The architecture style of the neighborhood is comprised of mixed designs ranging from traditional California Ranch to Spanish Revival. The neighborhood is in transition in terms of development, composed of new designs mixed in with the old. The proposed dwelling incorporates architectural aesthetics of classic California craftsman. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include gray board and batten siding, bronze clad windows and doors and composition shingles roofing.

The existing structure was constructed in 1960. CEQA guidelines, PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. A historical report was prepared and submitted by Seth Bergstein, with PAST Consultants, LLC dated July 16, 2020 indicating that the structure lacks both historic integrity and significance. The subject property

does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places, and therefore would not be considered as a historic resource as defined by CEQA.

Based on review of the project for conformance with all applicable codes, and staff's site visit to the project, staff presents this staff report, project plans, and color samples for consideration and recommends approval of the project.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction of a single-family dwelling. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on May 7th, 2020, voted 5 - 0 to support the project as proposed with 3 absent.

FINANCING:

Funding for staff time associated with this project is included in the FY19-20 Adopted Budget for RMA-Planning.

Prepared by: Son Pham-Gallardo, Associate Planner, x5226
Reviewed by: Brandon Swanson, RMA Services Manager
Approved by: John M. Dugan, RMA Deputy Director of Land Use and Community
Development and Acting Chief of Planning

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Site Plan, Floor Plans, Elevations
- Color and Material Finishes
- Conditions of Approval

Exhibit C - Vicinity Map

Exhibit D - Del Monte LUAC Minutes

cc: Front Counter Copy; Son Pham-Gallardo, Associate Planner; Brandon Swanson, RMA Services

Manager; John & Ann Marie Conover, Property Owner; Hunter Eldridge, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200005.