



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 21-007

February 25, 2021

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Matter Type: Zoning Administrator

PLN200240 - KOSSLER

Public hearing to consider the demolition of a two-story single-family dwelling and construction of an approximately 3,233 square foot two-story single-family dwelling, inclusive of an attached 440 square foot two-car garage.

Project Location: 1019 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

RECOMMENDATIONS

It is recommended that the Zoning Administrator:

- a) Find that the project, as a replacement single-family dwelling, qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b) Approve a Design Approval to demolish a 2,338 square foot single-family dwelling, inclusive of an attached 380 square foot garage and allow construction of an approximately 3,233 square foot two-story single-family dwelling, inclusive of an attached 440 square foot two-car garage, removal of three protected trees (one Coastal Live oak and two Monterey Pine), and associated grading consisting of 3 cubic yards of cut and 465 cubic yards of fill.

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

Staff recommends approval subject to four (4) conditions.

PROJECT INFORMATION

Project Owner: John Kossler and Kinuko Kumamoto

APNs: 007-341-010-000

Zoning: Medium Density Residential, 4 units per acre, with Building Site 6, Design Control, and Recreational Equipment Storage zoning overlays (MDR/4-B-6-D-RES)

Parcel Size: 0.21 acres (9,237 square feet)

Flagged and Staked: Yes

SUMMARY

The subject parcel is located in a developed residential subdivision (Monterey Peninsula Country Club Subdivision No. 2) and sits approximately 170 feet from the Dunes Golf Course and 430 feet East of 17-Mile Drive. Residences surround the subject property on all sides, while the Monterey Peninsula County Club Dunes Golf Course is located further to the West, behind a row of single-family dwellings that are situated directly in between the subject property and the golf course. The Applicant proposes

to demolish the existing single-family dwelling and attached garage and construct an approximately 3,233 square foot two-story single-family dwelling, inclusive of an attached 440 square foot two-car garage. Other improvements include 793 square foot covered terraces, 67 square foot stairs, a 19-square foot elevator, and removal of three protected trees (one Coast live oak and two Monterey pine). Associated site grading consists of 3 cubic yards of cut and 465 cubic yards of fill. Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, and zoning ordinance (Title 21).

DISCUSSION

Development Standards

The subject property is zoned Medium Density Residential (MDR), which allows development of single-family dwellings and non-habitable accessory structures as allowed uses pursuant to Monterey County Code (MCC) Section 21.12.030.A. The development standards for the MDR zoning district are identified in MCC Section 21.12.060. Required setbacks in the MDR district for main dwelling units are typically 20 feet (front), 10 feet (rear), and 5 feet (sides). However, pursuant to MCC Section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story. These setback requirements were established in 1969 by a blanket variance (HCD-Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties.

Pursuant to MCC Section 21.62.040.Q, in the case of back-to-back corner lots, such as the subject parcel, the required setback from the common street property line shall not be less than the side setback of the district in which the back-to-back corner lots are situated. Since Rodeo Road is the commonly shared street between Lot 1 and Lot 8 (the subject parcel), the setback from Rodeo Road shall be not less than the designated side setback of 10 feet. The west side setback from Rodeo Road will be 10 feet, as well as the east side setback. This designates the setback from Valdez Road as the front and the setback from the shared lot line as the rear. As proposed, the single-family dwelling and attached garage is setback 20 feet from the front, 10 feet from the rear, and 10 and 11 feet for the first story east and west side setbacks, respectively. The second story side setback is proposed at 20 feet. Pursuant to MCC Section 21.12.070.D, the maximum main structure height is 27 feet and the proposed height for the single-family dwelling is within this limit at 25 feet. Pursuant to MCC Section 21.12.070.D, the maximum allowed site coverage and floor area ratio in the DMF MDR/4 district are both 35 percent. The property is 0.21 acres or 9,237 square feet, which allows site structural coverage and floor area of 3,233 square feet. The proposed single-family dwelling results in site coverage of 3,223 square feet (35 percent) and floor area of 3,233 square feet (35 percent). The total floor area of the proposed development includes the main residence (main floor and upper floor), the elevator, the stairs, and the attached two-car garage. The covered terraces are not included in the 3,233-square foot floor area calculation. Therefore, as proposed, the project meets all required development standards.

Design Review

The proposed two-story (above grade) single-family dwelling would replace an existing two-story residence, would have a slightly larger footprint than the existing residence, and would have a comparatively similar layout to other residences in the vicinity. As proposed, the visible structure and

floor area increases by 895 square feet when compared to the existing residence, but will remain comparable to the bulk and mass of other dwellings in the vicinity. Many of the residences in the surrounding neighborhood have developed to the full floor area ratio allowed. Of the 48 residences along Rodeo Road, 31 have either a full or partial second story and 21 of which are directly adjacent to the Dunes Golf Course and face 17-Mile Drive.

The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. The proposed project is a Mediterranean country style single-family dwelling. The surrounding residences along Rodeo Road are an eclectic mix of residential design styles and therefore, the proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials of the proposed project include antique French tile caps (brown, beige and rust blend) for the roof, beige colored smooth plaster and rustic limestone veneer exterior building and walls, 'Moss' metal clad wood windows and doors, a Douglas Fir trim and cedar plank garage door, and hand-forged iron railings and guardrails for second-story terrace. The proposed exterior finishes blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.

The project site is not within an area of visual sensitivity, as designated on Figure 14 (Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan. Although the project is approximately 430 East of 17-Mile, the proposed single-family dwelling will not be visible from 17-Mile Drive since existing trees, vegetation and single-family dwellings adjacent to the intervening golf course screen the proposed development from 17-Mile Drive. Therefore, as proposed, the project will not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Greater Monterey Peninsula Area Plan.

Tree Removal

The project involves the removal of five (5) trees; two non-native trees (holly and palm), and three (3) protected, native trees (Coast Live oak [1] and Monterey pine [2]). The arborist report prepared on March 2, 2020 by Maureen Hamb (File No. LIB200191) visually inspected 10 trees growing on the subject site. Of the 10 inspected trees, the arborists recommended removal of three (3) trees: 1 Coast Oak and 2 Monterey Pine trees due to their unimprovable declining health and/or an infestation of Red Turpentine Beetles. The two non-native trees are also located within the development area of the proposed residence and therefore are proposed to be removed. Pursuant to MCC Section 21.64.260.D, the removal of three or fewer protected trees can be approved by the Director of Planning and does not require a separate use permit entitlement. In this case, the Zoning Administrator is the appropriate authority to consider and decide the Design Approval and therefore, consider and decide the removal of three protected trees.

Historic Review

The existing residence was constructed in 1927 and has an altered Spanish Eclectic residential design style. Per the California Environmental Quality Act (CEQA), PRC Sec.21084.1(a), all properties fifty years of age or older must be reviewed for potential historic significance.

The historic assessment prepared on October 10, 2010 by Kent Seavey (File No. LIB210005), notes that the existing residence has lost its physical integrity due to "unsympathetic 1954 changes to the building envelope and subsequent modification of the original fenestration." In addition to lack of physical integrity, the existing residence also does not meet any historical significance standards. Thus, the subject property does not meet the criteria established by the County of Monterey to qualify for inclusion in the Monterey County Historic Resources Inventory, and therefore cannot be considered a

historic resource as defined by CEQA.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure(s) will be located on the same site as the structure(s) replaced and will have substantially the same purpose and capacity as the structure(s) replaced. The project involves the demolition of a single-family dwelling, and construction of a single-family dwelling on a residentially-zoned parcel within a developed neighborhood. Therefore, the proposed development is consistent with the parameters of this Class 2 exemption. 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.

LUAC:

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 January 21, 2021, voted 7 - 0, with one absent member, to support the project as proposed. See Exhibit D.

Prepared by: Fionna Jensen, Assistant Planner

Reviewed by: Anna Quenga, Senior Planner

Approved by: Erik Lundquist, AICP, HCD Chief of Planning

The following attachments are on file with Housing and Development:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

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

Exhibit C - Vicinity Map

Exhibit D - Del Monte Forest LUAC Minutes

Exhibit E - Historic Assessment

cc: Front Counter Copy; Pebble Beach Community Services District (Fire Protection District); Monterey County -Public Works Parks and Facilities; HCD-Environmental Services; Environmental Health Bureau; Fionna Jensen, Assistant Planner, Craig Spencer, HCD Services Manager; John Kossler and Kinuko Kumamoto, Property Owners; Tom Meaney, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200240