



Monterey County Zoning Administrator

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

Agenda Item No. 2 Legistar File Number: ZA 21-008

February 25, 2021

Introduced: 2/17/2021

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Current Status: Agenda Ready

Matter Type: Zoning Administrator

PLN200244 - ASNIS

Public hearing to consider the construction of an approximately 2,820 square foot two-story single family dwelling with 648 square foot detached garage and a 414 square foot studio.

Project Location: 2821 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan

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

RECOMMENDATIONS

It is recommended that the Zoning Administrator:

- 1) Find that the project is a single-family dwelling which qualifies 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 construction of an approximately 2,820 square foot two-story single family dwelling with 648 square foot detached garage and a 414 square foot studio.

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

PROJECT INFORMATION

Agent: Matt Hanner

Project Owner: Ilya & Anna Asnis

APNs: 007-121-010-000

Zoning: MDR/B-6-D-RES

Parcel Size: Approx. 0.78 acre (33,912 sq. ft.)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY

The Applicant proposes construction of a 2,824 square foot two-story single family dwelling inclusive of a 648 square foot detached garage and a 414 square foot studio on a 0.78 acre lot in the inland area of Del Monte Forest. The project site is located approximately a fifth of a mile southeast of Spanish Bay Inn Resort and Golf Course and less than a quarter of a mile from the Pacific Ocean within a developed residential neighborhood. The property is zoned Medium Density Residential (MDR), which allows development of single-family dwellings by right. However, the applicable Design Control zoning overlay district requires granting of a Design Approval for the proposed development by the Zoning Administrator.

DISCUSSION

Archaeology

The project is located within a high archaeological zone, a preliminary archeological report (File No. LIB200190) prepared by Mary Doane and Gary Breschini dated April 4, 2013 was submitted and 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 an uncovered resource and immediately contact a qualified archaeologist and Monterey County HCD-Planning to determine the extent of the resource.

Development Standards

The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in Monterey County Code (MCC) Section 21.12.070 and as approved by a blanket variance (File No. ZA00595) approved in 1969. These standards require special setbacks for the two-story main dwelling unit of: 20 feet (front), 10 feet (rear) and 20 feet (sides). The proposed dwelling has a 50 feet (front), 40 feet (rear), and 20 & 37 feet (sides), respectively. The minimum distance between an accessory to the main structure and accessory to accessory structure are both six feet. The proposed detached garage would be 11'-6" and the studio would be 20' from the main dwelling on opposite ends.

Maximum allowed structure height is 27 feet and the proposed height for the single-family dwelling is 27 feet. A condition of approval has been added to verify the height of the structure prior to final building permits being issued (**Condition No. 4**). The allowed maximum site coverage in the MDR district is 25 percent on lot with a density of 2 units or less per acre. The property is 33,912 square feet in size, which would allow site coverage of 8,478 square feet. The proposed single-family dwelling, detached garage and studio would result in site coverage of 2,993 square feet or 9 percent. Therefore, as proposed, the project meets all required development standards.

The project was staked and flagged and staff determined the proposed structure was appropriately sited on the lot. Three oak trees ranging from 10" to 12" in diameter are proposed for removal and have been approved under a separate tree removal permit (TRM200268), 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. Technical reports (biological assessment, geotechnical and archaeological assessment) were submitted as part of the application and staff independently reviewed and concurs with its conclusions. Although the project would be visible from 17 Mile Drive, it's directly behind Spanish Bay resort and screened by the mature trees and vegetation of the Del Monte forest. Also, the project would not be visible from scenic Highway 1, where there would be the greatest potential to impact public views since Highway 1 is approximately 6 miles from the subject property. Due to high fire hazard risk pertaining to the subject parcel, a Fuel Management Plan is included as part of the project that demonstrates the 30' & 100' (Zone 1 & 2) fuel defensible space for all sides of the structures or property lines, whichever is closer.

Design Review

The proposed residence is compatible with the surrounding neighborhood character in terms of size,

color, location and size. The neighborhood consists of one and two-story dwellings comprised of various architectural styles. The neighborhood is in transition in terms of development, composed of trending architectural designs combined with traditional designs. The proposed dwelling incorporates architectural aesthetics of rustic contemporary style. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include weathered grey stain knotty cedar siding, 16" wide standing seam Zinc grey metal roofing roof, bronze anodized windows and mixed browns stone veneer walls.

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 was 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 November 5th, 2020, voted 7 - 0 to support the project as proposed with 1 absent. See Exhibit D.

Prepared by: Son Pham-Gallardo, Associate Planner, x5226

Reviewed by: Anna Quenga, Senior Planner

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

The following attachments are on file with Housing and Community Development:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plans, Elevations
- Fuel Management Plan

Exhibit C - Vicinity Map

Exhibit D - Del Monte LUAC Minutes

cc: Front Counter Copy; Son Pham-Gallardo, Associate Planner; Craig Spencer, HCD Services Manager; Ilya & Anna Asnis, Property Owner; Matt Hanner, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN200244.