# **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



# **Meeting Agenda - Final**

Thursday, May 27, 2021

9:30 AM

### **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

# IMPORTANT NOTICE REGARDING COVID-19 AND PARTICIPATION IN THE ZONING ADMINISTRATOR MEETING

Monterey County Zoning Administrator will be held by teleconference in order to minimize the spread of the COVID-19 virus, in accordance with the State of Emergency proclaimed by Governor Newsom on March 4, 2020, Executive Order N-29-20 issued by Governor Newsom on March 17, 2020, and the Shelter in Place Order issued by the Monterey County Health Officer on March 17, 2020, as may be periodically amended.

To participate in this Monterey County Zoning Administrator meeting, the public are invited to observe and address the Administrator telephonically or electronically. Instructions for public participation are below:

Participate via Zoom Meeting Link:

https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 Password: 366508

Participate via Phone: 1-669-900-6833; when prompted enter Meeting ID Access Code: 945 8865 7368

**Public Participation Instructions:** 

The meeting will be conducted via teleconference using the Microsoft Zoom program, and Zoning Administrator will attend electronically or telephonically. The meeting will have no physical location to physically attend. The public may observe the Zoom meeting via computer by clicking on the following link:

https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 password 366508, or the public may listen via phone by dialing 1-669-900-6833 and then when prompted, entering the Meeting ID Access Code 945 8865 7368. You will be asked for a "Participant ID". You do not need a Participant ID to join the meeting, press the pound key (#) again and you will be automatically connected.

- 1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the County Resource Management Agency at zahearingcomments@co.monterey.ca.us by 2:00 p.m. on the Wednesday prior to the Zoning Administration meeting. To assist County staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. Comments received by the 2:00 p.m. Tuesday deadline will be distributed to the Commission and will be placed in the record.
- 2. Applicants and members of the public wishing to comment on a specific agenda item while the matter is being heard during the meeting may participate by any of the following means:

- a. When the Administrator calls for public comment on an agenda item, the Secretary of the Commission or his or her designee will first ascertain who wants to testify (among those who are in the meeting electronically or telephonically) and will then call on speakers and unmute their device one at a time. Public speakers including the applicant may be broadcast in audio form only. b. If speakers or other members of the public have documents they wish to distribute to the
- Administrator for an agenda item, they are encouraged to submit such documents by 2:00 p.m. on Tuesday before the meeting to: zahearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line.
- c. If applicants or members of the public want to present documents/Power Point presentations while speaking, they should submit the document electronically by 2:00 p.m. on Wednesday before the meeting at zahearingcomments@co.monterey.ca.us. (If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make it available to present during the meeting.)
- d. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to the Clerk of the Administrator at zahearingcomments@co.monterey.ca.us. To assist staff in identifying the agenda item to which the comment relates, the public is requested to indicate the Zoning Administrator date and agenda number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the comment (if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.
- 3. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Secretary of the meeting at zahearingcomments@co.monterey.ca.us. The Zoning Administrator date and "general comment" should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
- 4. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to zahearingcomments@co.monterey.ca.us. The request should be made no later than noon on the Tuesday prior to the Administrator meeting in order to provide time for County to address the request.
- 5. The Administrator and/or Clerk may set reasonable rules as needed to conduct the meeting in an orderly manner.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda please call the Monterey County Resource Management Agency at (831) 755-4800.

# AVISO IMPORTANTE SOBRE COVID-19 Y PARTICIPACIÓN EN LA REUNIÓN DE EL ADMINISTRADOR DE ZONIFICACIÓN (THE ZONING ADMINISTRATOR)

La reunión de Administrador de Zonificación (The Zoning Administrator) del Condado de Monterey se llevará a cabo por teleconferencia para minimizar la propagación del virus COVID-19, de acuerdo con el Estado de Emergencia proclamado por el Gobernador Newsom el 4 de Marzo del 2020, Orden Ejecutiva N-29-20 emitida por el Gobernador Newsom el 17 de Marzo del 2020, y la Orden de Refugio en el Lugar (aka "Quedate en Casa") emitida por el Oficial de Salud del Condado de Monterey el 17 de Marzo del 2020, según se pueda enmendar periódicamente.

Para participar en esta reunión de el Administrador de Zonificación del Condado de Monterey, él público están invitados a observar y hacer frente a el Administrador de Zonificación telefónicamente o por vía electrónica. Las instrucciones para la participación pública están a continuación:

#### Instrucciones de participación pública:

La reunión se llevará a cabo por teleconferencia utilizando el programa Microsoft Zoom, y el Administrador de Zonificación asistirán por vía electrónica o telefónica. La reunión no tendrá un lugar físico para asistir físicamente. El público puede observar la reunión Zoom a través de computadora haciendo clic en el siguiente enlace:

https://montereycty.zoom.us/j/94588657368?pwd=aHQ2MTFpQUVaOUd2RkZXNFZqckhMZz09 Contraseña 366508, o el público puede escuchar a través del teléfono llamando al 1-669-900-6833 y cuando se le solicite el código de acceso para entrar a la reunión, presione los siguientes números: 945 8865 7368. Se le pedirá una "identificación de participante". No necesita una identificación de participante para unirse a la reunión, presione la tecla numeral (#) nuevamente y se conectará automáticamente.

1. Si un miembro del público desea comentar sobre un tema de la agenda en particular, se le es sumamente recomendable que envie sus comentarios

por escrito por correo electrónico a la Agencia de Administración de Recursos del Condado (Resource Management Agency) a zahearingcomments@co.monterey.ca.us antes de las 2:00 P. M. el Miércoles antes de la reunión del Administrador de Zonificación. Para ayudar al personal del Condado a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de la agenda en la línea de asunto. Comentarios recibidos en la fecha limite del Miercoles a las 2 P.M., serán

distribuidos a el Administrador de Zonificación y serán colocados en el registro.

- 2. Los aplicantes del proyecto y miembros del público que desean comentar en un proyecto específico, mientras que el proyecto se este presentando durante la reunión, pueden participar por cualquiera de los siguientes medios:
- a. Cuando el Administrador de Zonificación solicite comentarios públicos sobre un tema de la agenda, el Administrador o su designado, primero determinará quién quiere testificar (entre los que están en la reunión por vía electrónica o telefónica) y luego llamará a los oradores (speakers) y activará la bocina para el orador, uno a la vez. Todo orador, incluyendo el aplicante del projecto, serán transmitidos por audio en altavoz solamente.
- b. Si los oradores u otros miembros del público tienen documentos que desean distribuir a el Administrador de Zonificación (The Zoning Administrator) para un tema o proyecto de la agenda, se les recomienda enviar dichos documentos antes de las 2:00 P.M. el Miercoles antes de la reunión a: zahearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el numero del proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto.
- c. Si los aplicantes o miembros del público desean presentar documentos o presentaciones de PowerPoint mientras hablan, deben enviar el documento electrónicamente antes de las 2:00 P.M. del Miercoles antes de la reunión a zahearingcomments@co.monterey.ca.us [Si se presenta después de ese plazo, el personal hará los mejores esfuerzos, pero no puede garantizar que esté disponible su PowerPoint para presentar durante la reunión del Administrador de Zonificación].
- d. Mientras se escucha el proyecto, un miembro del público puede enviar un comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Secretario del Administrador de Zonificación a zahearingcomments@co.monterey.ca.us . Para ayudar al personal a identificar el proyecto de la agenda con el cual se relaciona el comentario, se solicita al público que indique la fecha del Administrador de Zonificación y el número de agenda en la línea de asunto. Si el comentario se recibe antes del cierre del comentario público sobre un tema de la agenda, se hará todo lo posible para leer el comentario en el registro, pero algunos comentarios pueden no leerse en voz alta debido a limitaciones de tiempo o duración del comentario (si el comentario supera las 250 palabras). Los comentarios recibidos antes del cierre del período de comentarios públicos sobre un proyecto de la agenda serán parte del registro de ese proyecto.
- 3. Los miembros del público que deseen hacer un comentario público general para los temas que no están en la agenda del día pueden enviar su comentario por correo electrónico, preferiblemente limitado a 250 palabras o menos, al Administrador de Zonificación en zahearingcomments@co.monterey.ca.us La fecha del Administrador de Zonificación y el "comentario general" deben indicarse en la línea de asunto. El comentario se colocará en el registro de la reunión, y se hará un gran esfuerzo para leer el comentario en voz alta para su registro verbalmente en el momento apropiado de la agenda.
- 4. Las personas con discapacidades que deseen solicitar una modificación o modificación razonable para observar o participar en la reunión pueden realizar dicha solicitud enviando un correo electrónico a zahearingcomments@co.monterey.ca.us . La solicitud debe hacerse a más tardar el mediodía del Martes antes de a la reunión del Administrador de Zonificación para dar tiempo al Condado para que atienda la solicitud .

5. El Administrador pueden establecer reglas razonables según sea necesario para llevar a cabo la reunión de manera ordenada.

# NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - CALL TO ORDER

#### ROLL CALL

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Environmental Services

#### PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

#### AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

#### **ACCEPTANCE OF MINUTES**

**A.** Acceptance of the January 28, 2021, March 25, 2021, April 8, 2021, April 29,

2021 and May 13, 2021 Zoning Administrator meeting minutes.

<u>Attachments:</u> <u>Draft Meeting Minutes</u>

#### 9:30 A.M. - SCHEDULED ITEMS

#### 1. PLN210011 - YANG GEORGIA A & KUMAR RAKESH TRS

Design Approval to allow the demolition of an existing 2,195 square foot single family dwelling and construction of a new 3,811 square foot single family dwelling inclusive of an attached garage and accessory dwelling unit.

Project Location: 1041 Rodeo Road, Pebble Beach, Greater Monterey Peninsula

Area Plan

**Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines Section

15303(a)

Attachments: Staff Report

Exhibit A - Draft Resolution

Exhibit B - Vicinity Map

Exhibit C - Del Monte Forest LUAC Minutes (April 15, 2021)

Exhibit D - Arborist Report LIB210055

#### OTHER MATTERS

### **ADJOURNMENT**



# **Monterey County**

### Item No.A

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

May 27, 2021

### **Board Report**

Legistar File Number: MIN 21-029

Introduced: 5/19/2021 Current Status: Agenda Ready

Version: 1 Matter Type: Minutes

Acceptance of the January 28, 2021, March 25, 2021, April 8, 2021, April 29, 2021 and May 13, 2021 Zoning Administrator meeting minutes.

# Agenda Item No. A Draft Meeting Minutes

### **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



### **Action Minutes - Draft**

Thursday, January 28, 2021 9:30 AM

### **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - Call to Order

The meeting was called to order by John Dugan at 9:30 A.M.

#### ROLL CALL

Present:

Zoning Administrator – John Dugan Environmental Health – Roger Van-Horn

Absent:

Representatives for:
Environmental Services
Public Works – Juan Hernandez

#### **PUBLIC COMMENT**

#### AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

#### **ACCEPTANCE OF MINUTES**

None

#### 9:30 A.M. - SCHEDULED ITEMS

#### 1. PLN200191-TEH

Public hearing to consider the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553 square foot garage.

**Project Location:** 1031 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA Action:** Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

Son Pham-Gallardo, Project Planner, presented this project.

**Applicant: James Smith** 

**Public Comment: None** 

Decision: The Zoning Administrator found that the project 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 approved a Design Approval to allow the demolition of a 2,461 square foot two-story single family dwelling and attached 431 square foot garage and construction of an approximately 2,800 square foot two-story single family with an attached 553

square foot garage.

#### **2.** PLN200217 - DOBBINS

Public hearing to consider the demolition of an existing single-story single-family dwelling, and construction of an approximately 3,915 square foot two-story single-family dwelling with an attached 470 square foot two car garage.

Project Location: 3124 Hacienda Drive, Pebble Beach, Greater Monterey Peninsula Area Plan.

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

Guidelines.

Fionna Jensen, Project Planner, presented this project.

Applicant: Jun Sillano

**Public Comment: None** 

Decision: The Zoning Administrator found that the project 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 approved a Design Approval to allow the demolition of an existing 1,648 single-story single-family dwelling with an attached 462 square foot garage, and the construction of an approximately 3,915 square foot two-story single-family dwelling with an attached 470 square foot two-car garage and 234 square foot carport, a 786 square foot covered loggia, a 858 square foot second story terrace, a 730 square foot courtyard, a 5 foot high 163 linear foot stucco wall with iron gates, and associated grading of 50 cubic yards of cut, subject to seven (7) conditions of approval.

#### **OTHER MATTERS**

APPROVED ON

None
<u>ADJOURNMENT</u>
The meeting was adjourned at 9:54 a.m.
APPROVED:
John M. Dugan, Zoning Administrator
ATTEST:
BY: Felicia Silveira, Zoning Administrator Clerk

# **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



### **Action Minutes - Draft**

Thursday, March 25, 2021 9:30 AM

# **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - Call to Order

The meeting was called to order by John Dugan at 9:30 A.M.

#### **ROLL CALL**

Present:

Zoning Administrator – John Dugan Public Works – Juan Hernandez Environmental Health – Roger Van-Horn

Absent:

Representatives for: Environmental Services

### **PUBLIC COMMENT**

None

#### AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

For the record, there is one public comment and one continuance memo provided by staff for PLN190349 – Bell.

#### **ACCEPTANCE OF MINUTES**

**A.** Acceptance of the February 11, 2021 and February 25, 2021 Zoning Administrator Meeting Minutes.

The Zoning Administrator accepted the February 11, 2021 and February 25, 2021 Zoning Administrator Meeting Minutes.

#### 9:30 A.M. - SCHEDULED ITEMS

#### 1. PLN190374- MONTANEZ & GONZALES

Public hearing to consider an after-the-fact use permit to clear a violation and allow a farm equipment storage facility.

Project Location: 10 Zabala Road, Salinas, Greater Salinas Area Plan

**Proposed CEQA Action:** Categorically Exempt 15303

Son Pham-Gallardo, Project Planner, presented a continuance to the date certain of May 13, 2021.

Applicant Representative: None.

**Public Comment: None** 

Decision: The Zoning Administrator continued the item to the May 13, 2021 Zoning Administrator meeting.

#### 2. PLN190376 - Sima Barnyard LLC (Verizon Wireless)

Public hearing to consider the construction of a 50-foot-tall faux water tower for a new wireless communications facility. The project includes 6 six-foot-tall panel antennas, 6 remote radio units, 2 hybrid trunks and 2 DC surge protectors with room for an additional co-located facility in the future within the faux water tank, and associated ground equipment within an 8-foot-tall wood fenced equipment area.

**Project Location:** 26400 Carmel Rancho Lane, Carmel Valley, Carmel Valley Master Plan **Proposed CEQA action:** Categorically Exempt per section 15303 of the CEQA Guidelines

Mary Israel, Project Planner, presented this project.

Applicant Representative: Ben Hackstedde (Agent)

**Public Comment: None** 

Decision: The Zoning Administrator found that the project is for the construction of a wireless communication facility which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and none of the exceptions under Section 15300.2 apply; and approved a Use Permit to allow the construction of a 50-foot-tall faux water tower for new wireless communications facility in a commercial development, including 6 six-foot-tall panel antennas, 6 remote radio units, 2 hybrid trunks and 2 DC surge protectors in the faux water tank, and associated ground equipment in a 280 square foot equipment area surrounded by an 8-foot-tall wood fence.

#### 3. PLN190349 - Bell

Public hearing to consider establishment of a cottage industry (winery) in an existing 2,695 square foot barn producing up to 2,500 cases per year.

**Proiect Location:** 484 Corral de Tierra, Salinas

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

Erik Lundquist, Chief of Planning, presented a continuance to April 8, 2021.

Applicant: None.

**Public Comment: None** 

Decision: The Zoning Administrator continued the item to the April 8, 2021 Zoning Administrator meeting.

#### **OTHER MATTERS**

None

#### **ADJOURNMENT**

The meeting was adjourned at 10:17 am

APPROVED:

John M. Dugan, Zoning Administrator

ATTEST:

BY: \_\_\_\_\_
Melissa McDougal, Zoning Administrator Clerk

APPROVED ON\_\_\_\_\_

# **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



### **Action Minutes - Draft**

Thursday, April 8, 2021 9:30 AM

# **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - Call to Order

The meeting was called to order by John Dugan at 9:30 A.M.

#### ROLL CALL

Zoning Administrator – John Dugan Public Works – Armando Fernandez Environmental Health – Roger Van-Horn

Absent:

Representatives for: Environmental Services

#### PUBLIC COMMENT

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

None

#### **ACCEPTANCE OF MINUTES**

None

#### 9:30 A.M. - SCHEDULED ITEMS

#### PLN190349 - BELL

A public hearing to consider establishment of a cottage industry (winery) in an existing 2,695 square foot barn producing up to 2,500 cases per year. This item was continued from the March 25, 2021 meeting.

Project Location: 484 Corral de Tierra, Salinas

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

Victoria Kim, Project Planner, presented the project.

**Applicant: Larry Bell** 

**Public Comment: Mike and Gino** 

Decision: The Zoning Administrator found that the project is an operation of a cottage industry winery in an existing barn that qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and none of the exceptions pursuant to Section 15300.2 apply; and approved a use permit to convert an existing 2,695 square foot barn into a cottage industry winery that allows up to 2,500 cases per year. This action includes the modifications of the conditions to

limit the full-time employee to one per year and to move all operations within the barn.

### **OTHER MATTERS**

None

#### **ADJOURNMENT**

The Meeting was adjourned at 9:54 a.m.

# **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



### **Action Minutes - Draft**

Thursday, April 29, 2021 9:30 AM

### **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - CALL TO ORDER

The meeting was called to order by John Dugan at 9:30 A.M.

#### ROLL CALL

Present:

Zoning Administrator – John Dugan Public Works – Armando Fernandez and Juan Hernandez Environmental Health – Roger Van-Horn

Absent:

Representatives for: Environmental Services

#### **PUBLIC COMMENT**

None

#### AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Zoning Administrator Clerk Melissa McDougal informed the Administrator of additional correspondence received from the public for Agenda Item No. 1 PL200192 – Schwartz, letters from the public on Agenda Item No. 5 – PLN190358 – Mazerik and a letter from the public on Agenda Item No. 7 – PLN190030-AMD1 – Skeen and Chang.

#### 9:30 A.M. - SCHEDULED ITEMS

#### 1. PLN200192 - SCHWARTZ MAL

Public hearing to consider the remodel of an existing single-family home, with a 531 square foot studio addition, new 447 square foot 2-car carport, cedar fence, and after-the fact design approval to paint the single-family residence a white "swiss coffee," refinish the chimney with a Carmel Stone and add a metal flue cap.

Project Location: 24980 Outlook Drive, Carmel, Carmel Valley Master Plan

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

Phil Angelo, Project Planner, presented the project.

Applicant Representative: John Bridges

**Public Comment: Christine Kemp** 

Decision: The Zoning Administrator continued the project to the May 13, 2021 Zoning Administrator meeting.

# 2. PLN200098 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (COASTLANDS RETAINING WALL)

Public hearing to consider construction of a 100 linear foot soldier pile wall, an increase in shoulder width to 4 feet, replacement of an existing culvert, and development on slopes exceeding 30 percent and within the Big Sur critical viewshed.

**Project Location:** Post-Mile Marker 44.45, State Route 1 (Highway 1), Big Sur Coast Land Use Plan, Coastal Zone.

**Proposed CEQA Action:** Categorical exemption pursuant to Section 15301 of the CEQA Guidelines.

Craig Patton, Project Planner presented the project.

Applicant: Mitch Dallas

**Public Comment: None** 

Decision: The Zoning Administrator found that the project which involves the repair and minor alteration of an existing highway, qualifies as a Class 1 categorical exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: a. Coastal Development Permit and Design Approval to allow the construction of a 100 linear foot soldier pile wall, increase the shoulder width to 4 feet, and replace an existing culvert; b. Coastal Development Permit to allow development on slopes greater than 30 percent; and c. Coastal Development Permit to allow development within the Big Sur critical viewshed.

# 3. PLN200100 - CALIFORNIA DEPARTMENT OF TRANSPORTATION (LITTLE SUR RETAINING WALL)

Public hearing to consider construction of a 200 linear foot below-grade retaining wall and development within the Big Sur critical viewshed.

**Project Location**: State Route 1 (Highway 1), between Post-Mile Markers 55.7 - 55.9, Big Sur Coast Land Use Plan, Coastal Zone.

**Proposed CEQA action**: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines.

Craig Patton, Project Planner presented the project.

**Applicant Representative: Mitch Dallas** 

**Public Comment: None** 

Decision: The Zoning Administrator found that the project, which involves the repair and minor alteration of an existing highway, qualifies as a Class 1 categorical exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a Combined Development Permit consisting of: a. Coastal Development Permit and Design Approval to allow construction of an approximate 200 linear foot below-grade retaining wall; and b. Coastal Development Permit to allow development within the Big Sur critical viewshed.

#### 4. PLN200171 - NATURAL SELECTION FOODS LLC (ROADSIDE VENTURES LLC)

Public hearing to consider approving a use permit to allow outdoor activities to include live music and

selling of wine and beer at an existing business operating as Earthbound Farms.

Project Location: 7250 Carmel Valley Road, Carmel Valley Master Plan (APN 169-221-025-000)

**Proposed CEQA action:** Class 23 categorical exemption pursuant of CEQA Guidelines Section 15323 and none of the exceptions to the exemptions pursuant of CEQA Guidelines Section 15300.2 can be made.

Kayla Nelson, Project Planner presented the project.

**Applicant Representative: Paul Moncrief** 

**Public Comment: None** 

Decision: The Zoning Administrator found that the project qualifies for a Class 23 categorical exemption pursuant of CEQA Guidelines Section 15323 and none of the exceptions to the exemptions pursuant of CEQA Guidelines Section 15300.2 can be made; and approved a use permit to allow outdoor activities to include live music and selling of wine and beer located at an existing business operating as Earthbound Farms.

#### **5.** PLN190358 - Mazerik

Public hearing to consider converting an existing 12-resident large residential care facility to a rest home having up to a maximum of 40 residents, structural additions to the existing residential care facility, an addition to the existing residential dwelling unit, and a height increase of the water tower from 15 feet to 29 feet.

Project Location: 15961 & 15963 Toro Hills Avenue, Salinas, Toro Area Plan

Proposed CEQA Action: Categorically Exempt per Section 15301 of the CEQA guidelines

Son Pham-Gallardo, Project Planner presented the project.

Applicant: Matt Mazerik

**Public Comment: Mike Weaver and Keith Higgins** 

Decision: The Zoning Administrator found that the project qualifies as a Class 1 Categorical Exemption pursuant to Section 15301(e)(2) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a combined development permit consisting of; a Use permit to allow the conversion of a large residential care facility to a rest home with a maximum of 40 residents, a Design approval to allow an approximately 6,850 square foot addition to an existing 5,161 square foot residential care facility, resulting in a 20 bedroom rest home, and an approximately 3,140 square foot addition to an existing 707 square foot one-story single family dwelling; and a Use permit to exceed the height of a non-habitable structure (water tower) from 15 feet to 29 feet with the addition of a condition requiring the owner/applicant to install a gate along Portola Drive to allow access for Emergency Vehicles in accordance with Monterey County Codes.

#### 6. PLN190377 ABUNDANT (Verizon)

Public hearing to consider the installation of a wireless communications facility (WCF) consisting of a 70-foot high mono-eucalyptus faux tree, with associated equipment, including cabinets, diesel generator, retaining wall and fenced perimeter.

**Proposed Location:** 1031 North El Camino Real, Salinas

Proposed CEQA Action: Categorically Exempt per section 15303 of the CEQA Guidelines

Son Pham-Gallardo, Project Planner presented the project.

Applicant Representative: Ben Hackstedde

**Public Comment: None** 

Decision: The Zoning Administrator found that the project is a small facility, which qualifies for a Class 3 Categorical Exemption per Section 15303 of the CEQA Guidelines and does not meet any of the exceptions under Section 15300.2; and approved a use permit to allow the installation of a 70-foot high wireless communications facility consisting of a mono-eucalyptus faux tree with 9 panel antennas, associated equipment and cabinets enclosed within a 600 square foot area. Perimeter fencing consists of 2.5 foot tall concrete masonry retaining wall (approximately 48 linear feet) and a 8 foot tall chain-linked fence.

#### 7. PLN190030-AMD1 - SKEEN & CHANG

Public hearing to consider approval of a Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN060735), modified by PLN110448, PLN150766, and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates, and master bedroom windows and doors; addition of an approximately 255 square foot terrace, 250 square foot patio, 65 square foot balcony, and outdoor spa; relocation of outdoor firepit; removal of one (1) light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Materials and colors, and associated grading of 1,130 cubic yards of cut to remain as previously approved.

Project Location: 26327 Scenic Road, Carmel, Carmel Land Use Plan

**Proposed CEQA Action:** Previously adopted Mitigated Negative Declaration

Fionna Jenson, Project Planner presented the project.

Applicant Representative: Tony Lombardo and Jun Sillano

**Public Comment: David Sabih** 

Decision: The Zoning Administrator considered the previously revised Mitigated Negative Declaration (MND) for the construction of the Skeen & Change residence (PLN060735) and found the proposed Minor and Trivial Amendment consistent with the MND, therefore, not requiring an addendum pursuant to Section 15162 of the CEQA Guidelines; and approved a Minor and Trivial Amendment to previously approved Combined Development Permit (PLN060735), as modified by PLN110448, PLN150766, and PLN190030, to allow exterior and interior improvements including modifications to the roof, main level's ceiling height, front gates, and upper level windows and doors; addition of an approximately 255 square foot terrace, 65 square foot balcony, 250 square foot patio, and outdoor spa; relocation of outdoor firepit; removal of one light well; replacement of master bath window with double doors; interior floor plan changes; and other minor exterior improvements. Colors and materials, and associated grading consisting of 1,130 cubic yards of cut to remain as previously approved.

#### **None OTHER MATTERS**

None

#### **ADJOURNMENT**

The meeting was adjourned at 9:54 am	
APPROVED:	
John M. Dugan, Zoning Administrator	
ATTEST:	
BY: Melissa McDougal, Zoning Administrator Clerk	
APPROVED ON	

# **Monterey County**

Monterey County Zoning Administrator

Monterey County Government Center - Board of Supervisors Chambers

168 W. Alisal St., 1st Floor

Salinas, CA 93901



### **Action Minutes - Draft**

Thursday, May 13, 2021 9:30 AM

### **Monterey County Zoning Administrator**

John M. Dugan, Zoning Administrator Representative from Environmental Health Representative from Public Works Representative from Water Resources Agency NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

#### 9:30 A.M - CALL TO ORDER

The meeting was called to order by John Dugan at 9:30 A.M.

#### **ROLL CALL**

Present:

Zoning Administrator – John Dugan
Public Works – Armando Fernandez and Juan Hernandez
Environmental Health – Roger Van-Horn
Environmental Services – Mitchell Vernon

#### **PUBLIC COMMENT**

None

#### AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Zoning Administrator Clerk Melissa McDougal informed the Administrator of additional correspondence received from the public and Staff for Agenda Item No. 2 - PL200192 – Schwartz and a letter from the public on Agenda Item No. 3 – PLN200025 – Condry.

#### 9:30 A.M. - SCHEDULED ITEMS

#### 1. PLN190374 - MONTANEZ AND GONZALES

Public hearing to consider an after-the-fact use permit to clear a violation and allow a farm equipment storage facility.

Project Location: 10 Zabala Road, Salinas, Greater Salinas Area Plan

Proposed CEQA Action: Categorically Exempt 15303

Son Phan-Gallardo, Project Planner, presented the project.

Applicant Representative: Jaime Barcelos

**Public Comment: None** 

Decision: The Zoning Administrator found the project is farm equipment storage facility which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and approved an after-the-fact Use Permit to clear Code Enforcement violation (19CE00432) and allow a farm equipment storage facility.

#### 2. PLN200192 - SCHWARTZ MAL

Public hearing to consider the remodel of an existing single-family home, with a 531 square foot studio addition, new 447 square foot 2-car carport, cedar fence, re-finish the chimney with a tan carmel stone to replace the non-permitted white "swiss coffee" smooth coat stucco finish, and after-the fact design

approval to paint the single-family residence a white "swiss coffee," and add a metal flue cap and spark arrestor.

**Project Location:** 24980 Outlook Drive, Carmel, Carmel Valley Master Plan

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

Guidelines.

Phil Angelo, Project Planner presented the project.

Applicant/Applicant Representative: Laura Tryon and Mal Schwartz, Robert Carver and John Bridges

**Public Comment: Christine Kemp** 

Decision: The Zoning Administrator found that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and approved a design approval to amend PLN170572 to permit expanding the studio addition from 355 square feet to 531 square feet and a 63 square foot landing; modifying the roof of the studio addition to have (2) skylights instead of (1) skylight; an interior remodel of the southeastern portion of the home, including conversion of the garage to living space and removal and replacement of the garage door with lap siding; construction of a new 447 square foot attached two-car carport; re-finishing the chimney with a Carmel Stone to address the presently unpermitted white "swiss coffee" smooth stucco finish, and; construction of a 4 foot tall to 6 foot tall cedar fence. The project also includes retro-active design approval for: painting the exterior of the primary residence a white "swiss coffee" color, and; adding a metal flue cap and spark arrestor to the top of the chimney, with the addition of a fifth condition not allowing the issuance of the building permit until the shed has appropriate entitlement amendments.

#### 3. PLN200025 - CONDRY

Demolition of a 3,629 square foot two-story single family dwelling and construction of an approximately 3,380 square foot two-story single family dwelling with an attached 390 square foot garage, a 3,138 square foot basement (inclusive of a 776 square foot subterranean garage) and courtyard terrace walls (approximately 54 linear feet with an average height of 4 feet).

**Project Location:** 3105 Hacienda Drive, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA action:** Categorically Exempt Per Sections 15302 of the CEQA Guidelines

Craig Patton, Project Planner presented the project.

**Applicant Representative: Scott Mercer** 

**Public Comment: Dennis Wilson and Bonnie Hays** 

Decision: The Zoning Administrator found that the project is for the demolition and construction of a single family dwelling which 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 approved a Design Approval to allow the demolition of a 3,629 square foot two-story single family dwelling and an attached two-car garage and construction of a 3,380 square foot two-story single family dwelling with a 390 square foot attached garage; a 3,138 square foot basement (inclusive of a 776 square foot subterranean garage); 1,133 square feet of courtyard, patio, driveway and hardscape impervious surfaces; and courtyard terrace walls (approximately 54 linear feet with an average height of 4 feet) with the addition of a seventh condition requiring the owner/contractor to coordinate with the Hay's on the construction schedule.

#### 4. PLN180499 - CALABRO RICHARD TR

Public hearing to consider a combined development permit allowing the construction of an approximately 4,208 square foot single story family dwelling including an attached three-car garage, an approximately 420 square foot guesthouse with the height of 15 feet, and an approximately 6,400 square foot barn.

Project Location: 10 Desmond Road, Salinas, North County Land Use Plan

Proposed CEQA Action: Categorically Exempt Per Section 15303 of the CEQA Guidelines

Michelle Huang, Project Planner presented the project.

Applicant Representative: Pedro Rosado and Belinda Taluban

**Public Comment: None** 

Decision: The Zoning Administrator found that the project is for the construction of a single-family dwelling and accessory structures which qualifies as a Class 3 Categorical Exemption pursuant to the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines; and approved a Combined Development Permit consisting of the following: Coastal Administrative Permit to allow construction of an approximately 4,208 square foot single family dwelling including an attached three-car garage; Coastal Administrative Permit to allow construction of an approximately 6,400 square foot two-story barn; and Coastal Development Permit to allow construction of an approximately 420 square foot guesthouse 15 feet in height.

#### **5.** PLN200187 - ESCOBEDO

Public hearing to consider an Administrative Permit and Design Approval to allow the construction of a 957 square foot second single-family dwelling and 685 square foot garage attached to an existing 994 square foot single-family dwelling resulting in a duplex, and a Design Approval to allow construction of a 1,198 square foot accessory dwelling unit.

Project Location: 11021 Haight Street, Castroville

**Proposed CEQA Action:** Exempt per CEQA Guidelines Section 15303(b)

Kayla Nelson, Project Planner presented the project.

Applicant: Luis Lopez

**Public Comment: None** 

Decision: The Zoning Administrator found that the project is for a second single-family (duplex) and an accessory dwelling unit which qualifies for Class 3 Categorical Exemption per section 15303(b) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and Approved an Administrative Permit and Design Approval to allow the construction of a 957 square foot second single-family dwelling and 685 square foot garage attached to an existing 994 square foot single-family dwelling resulting in a multiplex (duplex) dwelling and a Design Approval to allow construction of a 1,198 square foot accessory dwelling unit.

#### **OTHER MATTERS**

None

<u>ADJOURNMENT</u>	
The meeting was adjourned at 11:53 am.	
APPROVED:	
John M. Dugan, Zoning Administrator	
ATTEST:	
BY:	
Melissa McDougal, Zoning Administrator Clerk	
APPROVED ON	



Introduced: 5/20/2021

Version: 1

### **Monterey County**

### Item No.1

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

Current Status: Agenda Ready

Matter Type: Zoning Administrator

May 27, 2021

#### **Board Report**

Legistar File Number: ZA 21-029

PLN210011 - YANG GEORGIA A & KUMAR RAKESH TRS

Design Approval to allow the demolition of an existing 2,195 square foot single family dwelling and construction of a new 3,811 square foot single family dwelling inclusive of an attached garage and accessory dwelling unit.

**Project Location:** 1041 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines Section 15303(a)

#### PROJECT INFORMATION:

Project Owner: Rak Kumar and Georgia Yang

Agent: Jeff Case

**APN:** 007-322-016-000 **Zoning:** MDR/B-6-D-RES

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

#### **RECOMMENDATION:**

It is recommended that the Zoning Administrator:

- a) Find that the project is for a single-family dwelling and accessory structures 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
- b) Approve a Design Approval to allow construction of a 3,811 square foot single family dwelling inclusive of an attached 553 square foot garage with a 371 square foot accessory dwelling unit above.

A draft resolution, including findings and evidence, is attached for consideration. Staff recommends approval subject to four conditions of approval.

#### **SUMMARY/DISCUSSION:**

The project parcel is 0.248 acres in area located at 1041 Rodeo Road in the northwest portion of the Del Monte Forest. The dwelling is south of Vaquero Road and southeast of Oxen Trail, approximately 400 meters east of the shoreline and 17 Mile Drive. The Monterey Peninsula Country Cub golf course is west from the dwelling. The project proposes the demolition of the existing 2,195 square foot single family dwelling and the construction of a 3,811 square foot one-story single-family dwelling, including an attached 553 square foot garage and a 371 square foot accessory dwelling unit above the garage. Two coastal live oak trees will be removed due to its decaying conditions.

#### Development Standards

The property has a zoning designation of Medium Density Residential, which the development of single-family dwelling and accessory structures are allowed use based on the Monterey County Code (MCC) Section 21.12.030A. The development standards for the MDR zoning in the Del Monte Forest area are subjected to MCC Section 21.12.070, has the required setback for main structure of 20 feet (front), 10 feet (side) for first story, 20 feet (side) for second story, and 10 feet (rear). The height for the main structure is restricted at 27 feet. The proposed single-family dwelling has a 20 feet front setback, 10 feet side setback, and 10 feet rear setback. The proposed second story attached accessory dwelling unit has a 20 feet side setback. The height for the proposed structure is at approximately 24 feet. The proposed floor area ratio is at approximately 35 percent, or 3,811 square feet per the MCC Section 21.12.070. The accessory dwelling unit is at approximately 371 square feet, which meets the MCC definition of accessory dwelling unit that is less than 1,200 square feet and is located on a lot with a proposed primary dwelling. Therefore, the proposed project meets all required development standards.

#### Design Review

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location, and mass. The neighborhood residences consist of a mix of one- and two-story dwellings along Rodeo Road. The proposed dwelling is a Spanish style one-story residence with an accessory dwelling on top of the garage, creating a second story with an approximately 24 feet in height, the proposed dwelling remains compatible with the surrounding neighborhood's size and mass. The proposed exterior finishes utilize cement plaster white for siding, terra cotta colored clay tiles for roofing, anodized bronze aluminum clad for windows and doors, and wrought iron balcony railings. The proposed exterior colors and materials are consistent with the surrounding neighborhood characters.

#### Tree Removal

The project proposed for two native Coastal live oak trees to be removed. The arborist report (LIB 210055) prepared on March 4, 2021 by Ono Consulting to inspect and evaluate all trees on the property. The site is forested mainly with Coastal live oak trees. The arborist proposed two of the oak trees ranging from 19 to 23 inches diameter to be removed due to the major decay and bark beetle infestation. The two oak trees that are proposed to be removed has applied for a separate tree removal permit and has been reviewed by staff for consistency.

#### Cultural Resources

The site is located within the high archaeological sensitivity area, a preliminary archaeological report (File No. LIB210056) was prepared by Susan Morley, a registered archaeologist, on February 2021. The report found no surface evidence or previously recorded information that the site contains potentially significant archaeological resources. Recommendation (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.

#### ENVIRONMENTAL REVIEW:

California Environmental Quality Act Guidelines Section 15303(a) categorically exempts the construction of new structures and accessory structures to a residential use. The proposed project involves a construction of a single-family dwelling with accessory structure within a residential zone. Therefore, the project is consistent with the Class 3 categorical exemption as presented. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the proposed development.

#### OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

#### LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee (LUAC) on April 15, 2021. The LUAC recommended approval of the project by a vote of 7-0 with one absentee. See Exhibit C.

Prepared by: Michelle Huang, Assistant Planner x5730 Reviewed by: Anna Quenga, Senior Planner x5175 Approved by: Erik Lundquist, AICP, Chief of Planning

The following attachments are on file with HDC:

Exhibit A: Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans, and Elevation
- Colors and Materials

Exhibit B: Vicinity Map

Exhibit C: Del Monte Forest LUAC Minutes (April 15, 2021)

Exhibit D: Arborist Report (File No. LIB210055)

cc: Front Counter Copy; Michelle Huang, Assistant Planner, Anna Quenga, HCD Senior Planner; Rak Kumar and Georgia Yang, Owner; Jeff Case, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN210011



# Monterey County Zoning Administrator

### Agenda Item No. 1

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

May 27, 2021

Legistar File Number: ZA 21-029

Introduced: 5/20/2021 Current Status: Agenda Ready

**Version:** 1 **Matter Type:** Zoning Administrator

#### PLN210011 - YANG GEORGIA A & KUMAR RAKESH TRS

Design Approval to allow the demolition of an existing 2,195 square foot single family dwelling and construction of a new 3,811 square foot single family dwelling inclusive of an attached garage and accessory dwelling unit.

**Project Location:** 1041 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA Action:** Categorical Exemption per CEQA Guidelines Section 15303(a)

#### PROJECT INFORMATION:

Project Owner: Rak Kumar and Georgia Yang

Agent: Jeff Case

**APN:** 007-322-016-000 **Zoning:** MDR/B-6-D-RES

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

#### **RECOMMENDATION:**

It is recommended that the Zoning Administrator:

- a) Find that the project is for a single-family dwelling and accessory structures 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
- b) Approve a Design Approval to allow construction of a 3,811 square foot single family dwelling inclusive of an attached 553 square foot garage with a 371 square foot accessory dwelling unit above.

A draft resolution, including findings and evidence, is attached for consideration. Staff recommends approval subject to four conditions of approval.

#### **SUMMARY/DISCUSSION:**

The project parcel is 0.248 acres in area located at 1041 Rodeo Road in the northwest portion of the Del Monte Forest. The dwelling is south of Vaquero Road and southeast of Oxen Trail, approximately 400 meters east of the shoreline and 17 Mile Drive. The Monterey Peninsula Country Cub golf course is west from the dwelling. The project proposes the demolition of the existing 2,195 square foot single family dwelling and the construction of a 3,811 square foot one-story single-family dwelling, including an attached 553 square foot garage and a 371 square foot accessory dwelling unit above the garage. Two coastal live oak trees will be removed due to its decaying conditions.

#### Development Standards

The property has a zoning designation of Medium Density Residential, which the development of single-family dwelling and accessory structures are allowed use based on the Monterey County Code (MCC) Section 21.12.030A. The development standards for the MDR zoning in the Del Monte Forest area are subjected to MCC Section 21.12.070, has the required setback for main structure of 20 feet (front), 10 feet (side) for first story, 20 feet (side) for second story, and 10 feet (rear). The height for the main structure is restricted at 27 feet. The proposed single-family dwelling has a 20 feet front setback, 10 feet side setback, and 10 feet rear setback. The proposed second story attached accessory dwelling unit has a 20 feet side setback. The height for the proposed structure is at approximately 24 feet. The proposed floor area ratio is at approximately 35 percent, or 3,811 square feet per the MCC Section 21.12.070. The accessory dwelling unit is at approximately 371 square feet, which meets the MCC definition of accessory dwelling unit that is less than 1,200 square feet and is located on a lot with a proposed primary dwelling. Therefore, the proposed project meets all required development standards.

#### Design Review

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location, and mass. The neighborhood residences consist of a mix of one- and two-story dwellings along Rodeo Road. The proposed dwelling is a Spanish style one-story residence with an accessory dwelling on top of the garage, creating a second story with an approximately 24 feet in height, the proposed dwelling remains compatible with the surrounding neighborhood's size and mass. The proposed exterior finishes utilize cement plaster white for siding, terra cotta colored clay tiles for roofing, anodized bronze aluminum clad for windows and doors, and wrought iron balcony railings. The proposed exterior colors and materials are consistent with the surrounding neighborhood characters.

#### Tree Removal

The project proposed for two native Coastal live oak trees to be removed. The arborist report (LIB 210055) prepared on March 4, 2021 by Ono Consulting to inspect and evaluate all trees on the property. The site is forested mainly with Coastal live oak trees. The arborist proposed two of the oak trees ranging from 19 to 23 inches diameter to be removed due to the major decay and bark beetle infestation. The two oak trees that are proposed to be removed has applied for a separate tree removal permit and has been reviewed by staff for consistency.

#### Cultural Resources

The site is located within the high archaeological sensitivity area, a preliminary archaeological report (File No. LIB210056) was prepared by Susan Morley, a registered archaeologist, on February 2021. The report found no surface evidence or previously recorded information that the site contains potentially significant archaeological resources. Recommendation (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.

#### ENVIRONMENTAL REVIEW:

California Environmental Quality Act Guidelines Section 15303(a) categorically exempts the construction of new structures and accessory structures to a residential use. The proposed project involves a construction of a single-family dwelling with accessory structure within a residential zone. Therefore, the project is consistent with the Class 3 categorical exemption as presented. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects was identified during staff review of the proposed development.

#### OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

#### LAND USE ADVISORY COMMITTEE:

The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee (LUAC) on April 15, 2021. The LUAC recommended approval of the project by a vote of 7-0 with one absentee. See Exhibit C.

Prepared by: Michelle Huang, Assistant Planner x5730 Reviewed by: Anna Quenga, Senior Planner x5175 Approved by: Erik Lundquist, AICP, Chief of Planning

The following attachments are on file with HDC:

Exhibit A: Draft Resolution

- Recommended Conditions of Approval
- Site Plans, Floor Plans, and Elevation
- Colors and Materials

Exhibit B: Vicinity Map

Exhibit C: Del Monte Forest LUAC Minutes (April 15, 2021)

Exhibit D: Arborist Report (File No. LIB210055)

cc: Front Counter Copy; Michelle Huang, Assistant Planner, Anna Quenga, HCD Senior Planner; Rak Kumar and Georgia Yang, Owner; Jeff Case, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN210011

## Exhibit A

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## EXHIBIT A DRAFT RESOLUTION

## Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

YANG & KUMAR TRS (PLN210011) RESOLUTION NO. -

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project 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 were found; and
- 2) Approving a Design Approval to allow the demolition of an existing 2,195 square foot single-family dwelling and construction of a 3,811 square foot single-family dwelling inclusive of an attached 553 square foot garage with a 371 square foot accessory dwelling unit above.

[1041 Rodeo Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-322-016-000)]

The Yang & Kumar application (PLN210011) came on for a public hearing before the Monterey County Zoning Administrator on May 27, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

#### **FINDINGS**

#### 1. FINDING: CONSISTENCY / NO VIOLATIONS / SITE SUITABILITY -

The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

**EVIDENCE:** 

- The proposed project involves the demolition of an existing 2,195 square foot single-family dwelling and construction a 3,811 square foot single-family dwelling with a 371 square foot dwelling accessory unit above the 553 square foot attached garage.
- b) The property is located at 1041 Rodeo Road in Pebble Beach (Assessor's Parcel Number 007-322-016-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential, with a Building Site, Design Control, and Major Recreational Equipment Storage in Seaward zoning overlays (MDR/B-6-D-RES). Development of single-family dwelling and

- accessary structure are an allowed as a primary use pursuant to Monterey County Code (MCC) Section 21.12.030. The Design Control zoning overlay requires a Design Approval for the proposed development to assure protection of the neighborhood character and immediate surroundings. (See Finding No. 2)
- c) The project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Greater Monterey Peninsula Area Plan; and
  - Monterey County Zoning Ordinance (Title 21).
- d) No conflicts were found to exist. No communications were received during the review process of the project indicating any inconsistencies with the text, policies, and regulations in the applicable documents.
- Review of Development Standards. The development standards for the MDR zoning district in the inland area of Del Monte Forest are identified in MCC Section 21.12.070. Special required setbacks in the MDR district for main structures are 20 feet (front), and 10 feet first story and 20 feet second story (sides) and 10 feet (rear). The proposed dwelling has a 20 feet (front), and 10 feet first story and 20 feet second story (side) setbacks. The height for the main structure is restricted at 27 feet. The proposed height for the single-family dwelling is at approximately 24 feet. The proposed lot coverage and floor area ratio is at approximately 3,811 square feet, or at the maximum 35 percent per MCC Sections 21.12.060.E and 21.12.070. The accessory dwelling unit is at approximately 371 square feet, which meets the MCC definition of accessory dwelling unit that is less than 1,200 square feet and is located on a lot with a proposed primary dwelling. The proposed accessory dwelling unit contains a bathroom and a kitchen. Therefore, as proposed, the project meets all required development standards.
- f) The project has been reviewed for site suitability by HCD-Planning. The project planner reviewed the application materials and plans along with the County's GIS database to verify that the proposed project on the subject site conforms to the applicable plans, and that the site is suitable for the proposed development. The project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- g) The following technical reports has been prepared:
  - Arborist Report (File No. LIB210055) prepared by Ono Consulting, Pacific Grove, California, March 2021.
  - Preliminary Cultural Resources Reconnaissance of APN 007-322-016-000 (File No. LIB210056) prepared by Susan Morley, Marina, California, February 2021.
  - County staff has independently reviewed these reports and concur with their conclusions.
- h) Necessary public facilities are available. The sewer for the site will be served by Pebble Beach Community Services District and water will be served by Cal-Am.
- i) <u>Cultural Resources</u>. The project is in an area mapped as being high in archaeological sensitivity. Because the site is within an area of high

- archeological sensitivity, a report (LIB210056) was prepared for this property. The report found no surface evidence or previously recorded information that the site contains potentially significant archaeological resources. Recommendation (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.
- j) Tree Removal. The project proposed for two native Coastal live oak trees to be removed. As demonstrated in the arborist report (LIB 210055) prepared on March 4, 2021 by Ono Consulting, all trees on the property were inspected and evaluated. The site is forested mainly with Coastal live oak trees. The arborist proposed two of the oak trees ranging from 19 to 23 inches diameter to be removed due to the major decay and bark beetle infestation. The two oak trees proposed to be removed have been applied for under a separate tree removal permit and has been reviewed by staff for consistency.
- k) Monterey County HCD-Planning and HCD-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- 1) The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee (LUAC) on April 15<sup>th</sup>, 2021. The LUAC recommended approval of the project by a vote of 7-0 with one absentee.
- m) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210011.

#### 2. **FINDING:**

**DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

#### **EVIDENCE:** a)

- a) Pursuant to the MCC Section 21.44, the proposed project site and surrounding area are designated as a Design Control Combining District (D District), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.
- b) The project proposes a single-family dwelling with an accessory dwelling unit above the attached garage on an existing residential lot. The proposed dwelling incorporates a Spanish style architectural aesthetics.
- c) Material and Color Finishes. The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location, and mass. The neighborhood residences consist of a mix of one- and two-story dwellings along Rodeo Road. The proposed dwelling is a Spanish style one-story residence with an accessory dwelling on top of the garage, creating a second story with an approximately 24 feet in height, the proposed dwelling remains compatible with the surrounding neighborhood's size and mass. The proposed exterior finishes utilize cement plaster white for siding, terra cotta colored clay tiles for roofing, anodized bronze aluminum

- clad for windows and doors, and wrought iron balcony railings. The proposed exterior colors and materials are consistent with the surrounding neighborhood characters.
- d) The proposed development is not visible from a common public viewing area; therefore, the proposed dwelling would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) Based on the evidence described above, the proposed structures and uses are compatible with the residential neighborhood character (i.e., structural design features, colors, and material finishes). Staking and flagging on site has also demonstrated that the proposed structure is compatible with the surrounding residential setting.
- f) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210011.

#### 3. **FINDING:**

**CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

#### **EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including habitable and non-habitable structures accessory to a single-family dwelling or residential use.
- b) The subject project consists of the construction of a single-family dwellings with an attached garage and an accessary dwelling unit. Therefore, the proposed development is consistent with the exemption parameters of CEQA Guidelines Section 15303(a).
- None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The dwelling to be demolished was built in 1991. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application.

#### 4. **FINDING:**

**HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- **EVIDENCE:** a) The project has been reviewed by HCD-Planning. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available. The existing single-family dwelling has public water and sewer connections provided by the Cal-Am and the Pebble Beach Community Services District, and the new residence will continue to use the same public facilities.
  - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in project file PLN210011.

5. **FINDING:** APPEALABILITY - The decision on this project may be appealed to

the Monterey County Planning Commission.

**EVIDENCE:** Pursuant to Section 21.44.070 of the Monterey County Zoning

Ordinance (Title 21), the Board of Supervisors shall consider appeals to any action by the Appropriate Authority, in this case, the Zoning

Administrator.

#### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find that the project is for a single-family dwelling and accessory structures 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
- B. Approve a Design Approval to allow construction of a 3,811 square foot single family dwelling inclusive of an attached 553 square foot garage with a 371 square foot accessory dwelling unit above .

In general conformance with the attached plans and subject to the attached conditions, which are incorporated herein by reference.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of May 2021.

<u>-</u>	John M. Dungan, FAICP, Zoning Administrator
COPY OF THIS DECISION MAILED TO APPLICA	NT ON
THIS APPLICATION IS APPEALABLE TO THE BO TO APPEAL THIS DECISION, AN APPEAL FORM THE CLERK OF THE BOARD ALONG WITH THE	MUST BE COMPLETED AND SUBMITTED TO
THE CLERK OF THE BOARD ALONG WITH THE	APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### **NOTES**

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

#### **Monterey County RMA Planning**

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210011

#### 1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN210011) allows the demolition of an existing 2,195 square foot single family dwelling and construction of a new 3,811 square foot single family dwelling with a 371 square foot accessory dwelling unit above new garage. The property is located at 1041 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-322-016-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the HCD Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

#### 2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A Design Approval Permit (Resolution Number \_\_\_\_\_\_) was approved by Zoning Administrator for Assessor's Parcel Number 007-322-016-000 on May 27, 2021. The permit was granted subject to four conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the HCD Chief of Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed:

PI N210011

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

Print Date: 5/6/2021 5:05:50AM

#### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

#### Responsible Department:

RMA-Planning

#### Condition/Mitigation **Monitoring Measure:**

during course of construction, cultural, archaeological, historical paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a archaeologist (i.e., an archaeologist registered with the Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

(HCD - Planning)

#### Compliance or Monitoring Action to be Performed:

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD041 - HEIGHT VERIFICATION

#### Responsible Department:

RMA-Planning

#### Condition/Mitigation **Monitoring Measure:**

The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until The applicant shall provide evidence from a licensed civil final building inspection. engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD -Planning and HCD - Building Services)

#### Compliance or Monitoring Action to be Performed:

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

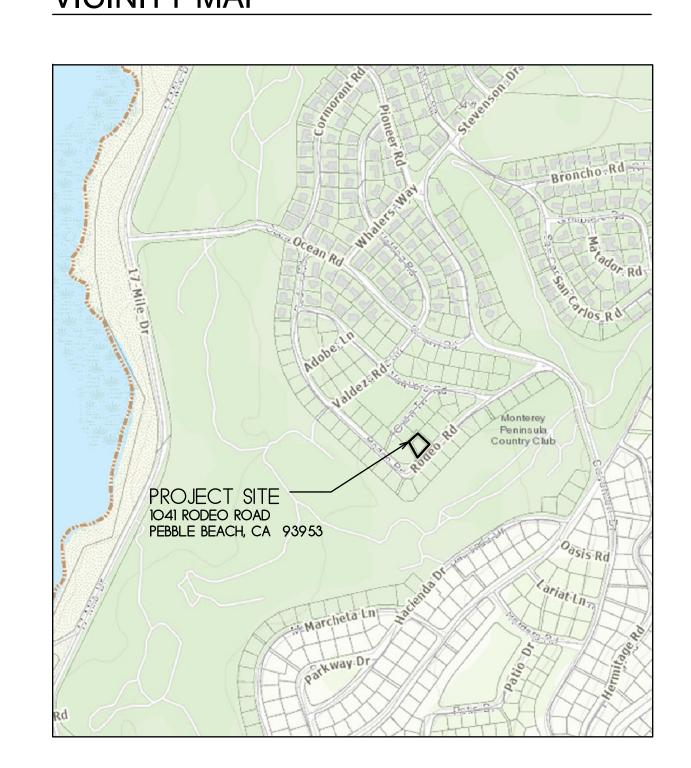
Print Date: 5/6/2021 5:05:50AM

# KUMAR / YANG RESIDENCE

PEBBLE BEACH, CALIFORNIA



## **VICINITY MAP**



## PROJECT DATA

PROJECT DESCRIPTION:

THE PROJECT INCLUDES DEMOLITION OF A 2,195 S.F. SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,811 S.F. SINGLE FAMILY RESIDENCE.

OWNER:

RAK KUMAR AND GEORGIA YANG
1033 OXEN TRAIL
PEBBLE BEACH, CALIFORNIA 93953

PROJECT ADDRESS:

1041 RODEO ROAD
PEBBLE BEACH, CALIFORNIA 93953

A.P.N.:

007-322-016-000

ZONING:

MDR/B-6-D-RES

ZONING: MDR/B-6-D-RES

TYPE OF CONSTRUCTION: V-B (SPRINKLERED)

OCCUPANCY TYPE: R-3

BUILDING FLOOR AREA SUMMARY:

MAIN LEVEL
ATTACHED ADU
GARAGE
TOTAL:

2,887 S.F.
371 S.F.
553 S.F.

SITE AREA: O.25 ACRES (10,889 S.F.)
SITE COVERAGE:

ALLOWABLE: 35% (3,811 S.F.)
PROPOSED:

BUILDING FOOT PRINT: 3,492 S.F.

DECKS > 24" ABOVE GRADE 29 S.F.

EAVES > 30" 88 S.F.

TOTAL: 3,609 S.F (33%)

TOTAL: 3,609 S.F (33%)

FLOOR AREA RATIO:
ALLOWED: 35% (3,811 S.F.)
PROPOSED: 35% (3,811 S.F)

T: MAXIMUM ALLOWABLE: MAXIMUM PROPOSED:

HEIGHT:

PARKING: 4 SPACES (2 COVERED, 2 UNCOVERED)

27'-0''

23′-8′′

GRADING: O CUT, O FILL

TREES TO BE REMOVED: 2 (23" OAK, 18" OAK)

#### SHEET INDEX

AO.1 TITLE SHEET

A1.1 EXISTING SITE SURVEY
A1.2 SITE PLAN

A2.1 FLOOR PLANS

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS AND WALL SECTION

A3.3 3D MODEL VIEWS A3.4 COLOR BOARD

EI.1 SITE LIGHTING PLAN



#### Daniel Fletcher / Architects

769 Pacific Street Monterey, CA 93940 831.373.5855



CONSULTANT

PROJECT

## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

OWNER

RAK KUMAR & GEORGIA YANG

1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

#### TITLE SHEET

SCALE: NONE

DRAWN BY: JRC

PRINT DATE: .

DRAWING DATE: 04/08/2020

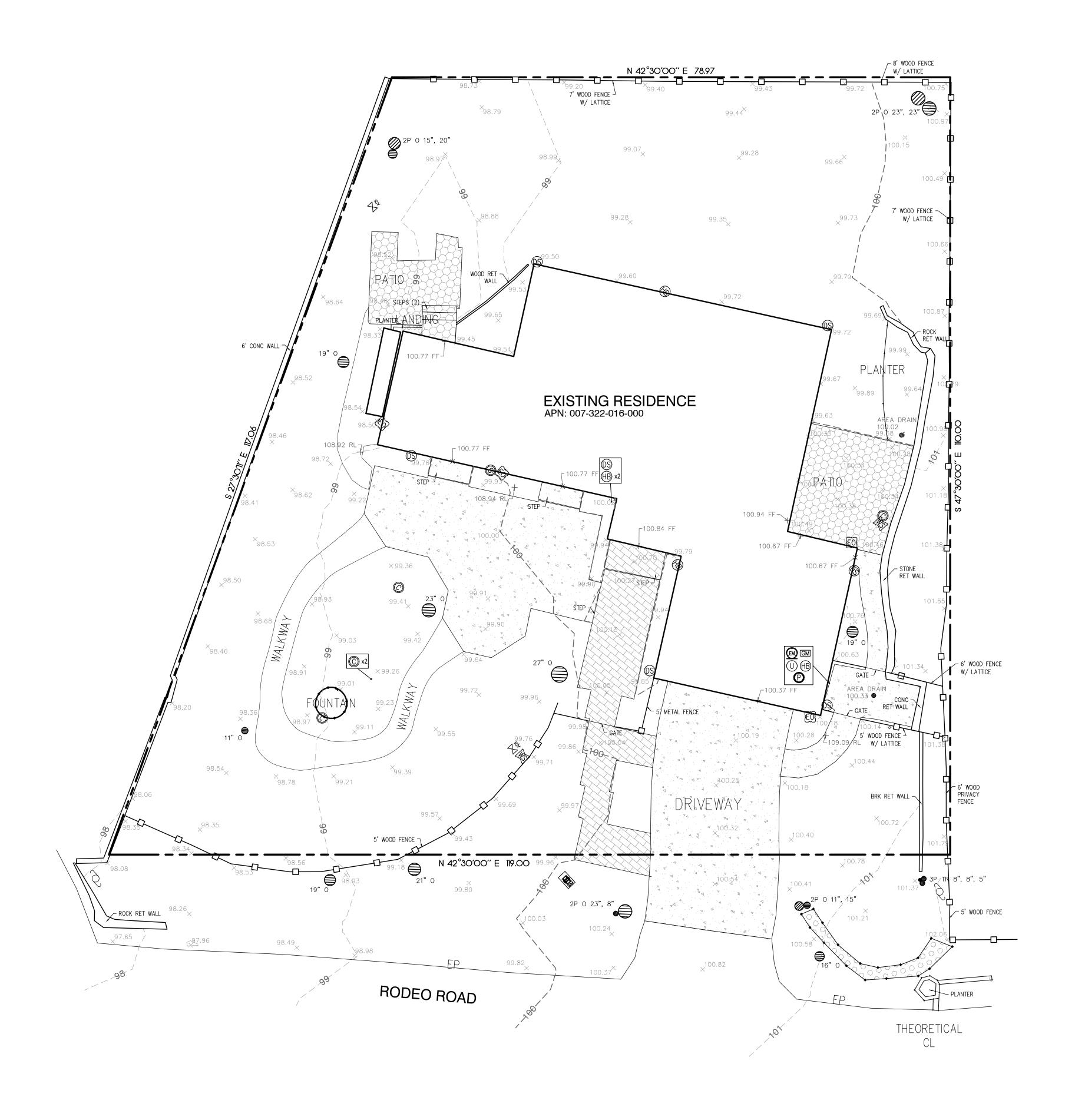
DATE ISSUED FOR CONSTRUCTION:
REVISIONS:

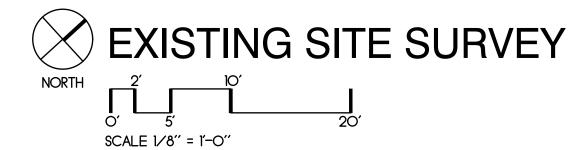
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SHEET NUMBER

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## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

RAK KUMAR & **GEORGIA YANG** 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SCALE:

SHEET TITLE

#### **EXISTING SITE SURVEY**

1/8" = 1'-0"

04/08/2020

DRAWN BY: PRINT DATE: DRAWING DATE: DATE ISSUED FOR

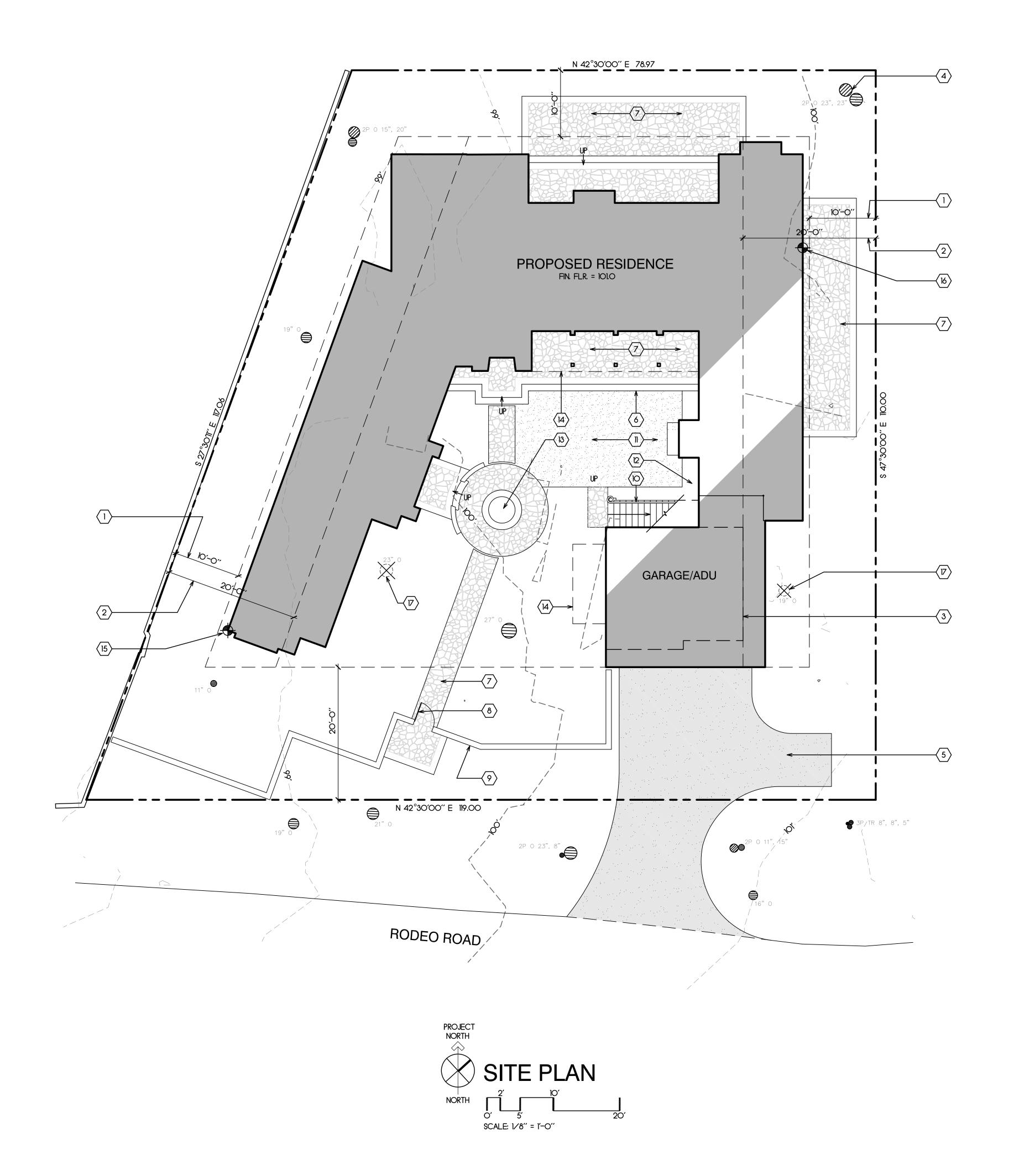
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SHEET NUMBER



## ○ SHEET NOTES

- 1. REQUIRED FIRST FLOOR SETBACK.
- 2. REQUIRED SECOND FLOOR SETBACK.
- 3. ACCESSORY DWELLING UNIT LOCATED ABOVE GARAGE.
- 4. EXISTING TREE TO REMAIN TYP.
- 5. A.C. DRIVEWAY.
- 6. PRECAST CONCRETE STEPS TYP.
- 7. NATURAL FLAGSTONE TYP.
- 8. WOOD GATE.
- 9. 6' HIGH (MAX.) SITE WALL WITH STUCCO FINISH AND PRECAST CONCRETE CAP.
- 10. WROUGHT IRON GUARDRAIL/HANDRAIL.
- 11. DECOMPOSED GRANITE COURTYARD.
- 12. PLANTING AREA TYP.
- 13. FOUNTAIN.
- 14. OVERHANG ABOVE.
- 15. LOW POINT OF CONTACT 98.4.
- 16. HIGH POINT OF CONTACT 100.4.17. EXISTING TREE TO BE REMOVED.



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PROJECT

## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

OWNED

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

## SITE PLAN

SCALE: DRAWN BY:

PRINT DATE:

DRAWING DATE:

DATE ISSUED FOR CONSTRUCTION:

CONSTRUCTION REVISIONS:

## LEGEND



BUILDING FOOTPRINT

-13' — — —

EXISTING CONTOUR TO REMAIN

NEW STONE TILE PAVING



NEW ASPHALTIC CONCRETE PAVING



NEW DECOMPOSED GRANITE



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

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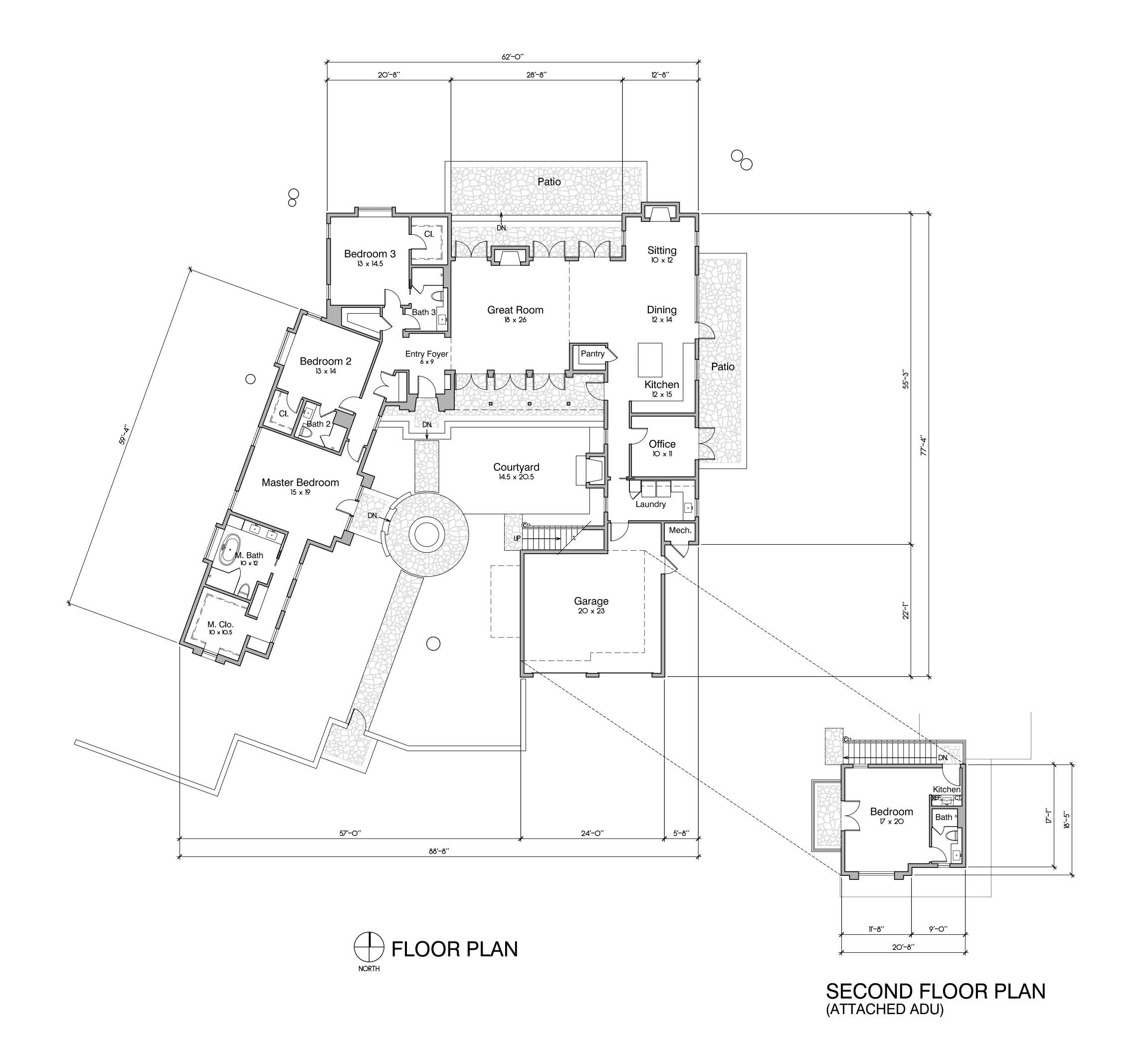
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SHEET NUMBER

41.2

1/8" = 1'-0"

04/08/2020





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PROJECT

## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

#### FLOOR PLANS

SCALE: DRAWN BY: PRINT DATE: DRAWING DATE:

DATE ISSUED FOR CONSTRUCTION:

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SHEET NUMBER

A2.1

1/8" = 1'-0"

04/08/2020



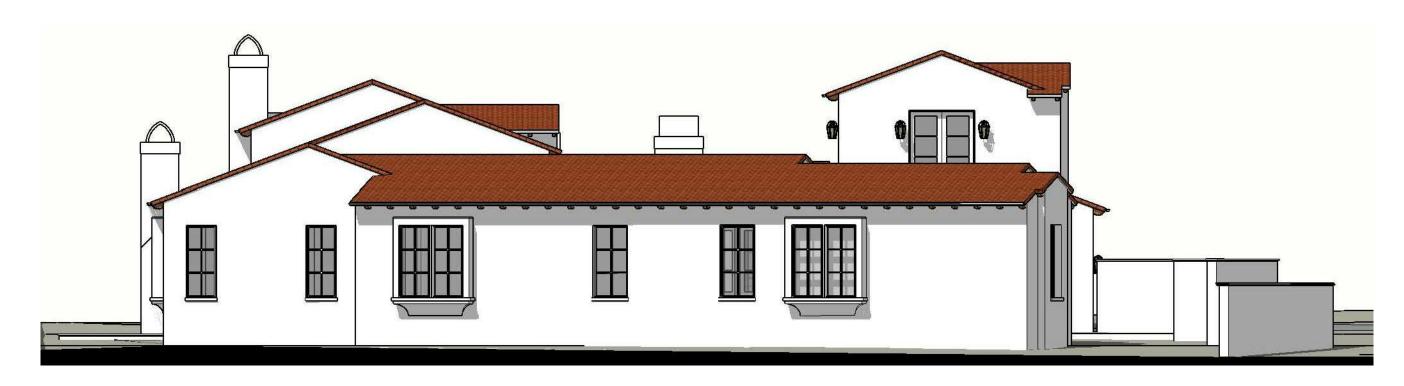
SOUTH ELEVATION



**EAST ELEVATION** 



NORTH ELEVATION



WEST ELEVATION

## ○ SHEET NOTES

- 1. CLAY TILE ROOFING TYPICAL.
- 2. CEMENT PLASTER SIDING TYPICAL.
- 3. COPPER GUTTERS AND DOWNSPOUTS TYPICAL.
- 4. WOOD TRIM AND RAFTER TAILS TYPICAL.
- 5. ALUMINUM DOORS AND WINDOWS TYPICAL.
- WROUGHT IRON RAILINGS.
- 7. PRECAST CONCRETE WALL CAPS TYPICAL.

## GENERAL NOTES

1. SEE COLOR BOARD, SHEET A3.3 FOR TYPICAL COLORS AND MATERIALS.



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PROJECT

## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

OWNE

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

**REVISIONS:** 

#### **EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"

DRAWN BY: DH

PRINT DATE: .

DRAWING DATE: 04/08/2020

DATE ISSUED FOR CONSTRUCTION: .

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SHEET NUMBER

A3.1



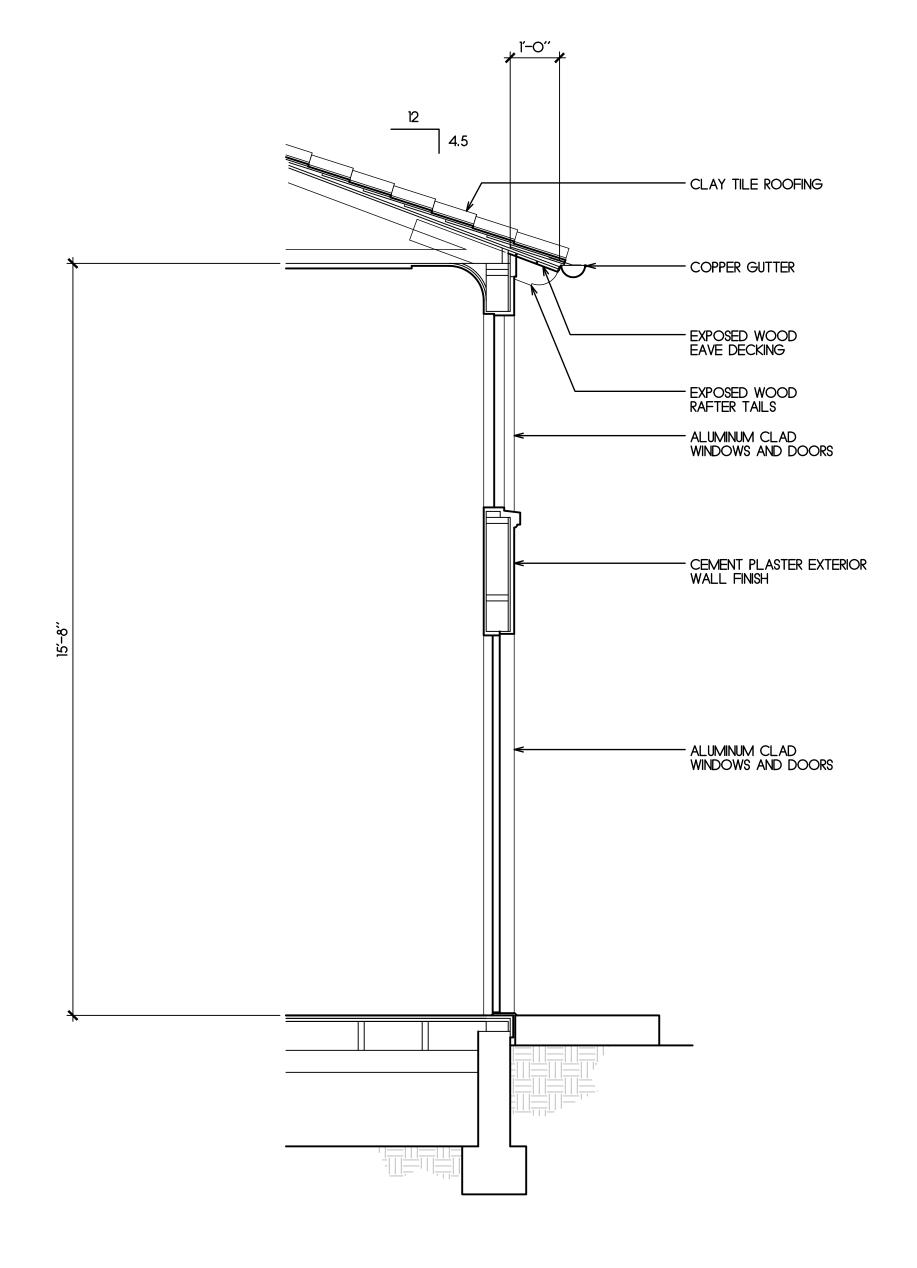
WEST ELEVATION IN COURTYARD SCALE: 1/8" = 1'-0"



SOUTH ELEVATION IN COURTYARD SCALE: 1/8" = 1'-0"



EAST ELEVATION IN COURTYARD

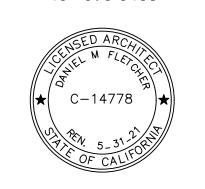


WALL SECTION SCALE: 1/2" = 1'-0"



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## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

OWNE

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

## EXTERIOR ELEVATIONS AND WALL SECTION

SCALE: AS NOTED

DRAWN BY: DH

PRINT DATE: .

DRAWING DATE: 04/08/2020

DATE ISSUED FOR

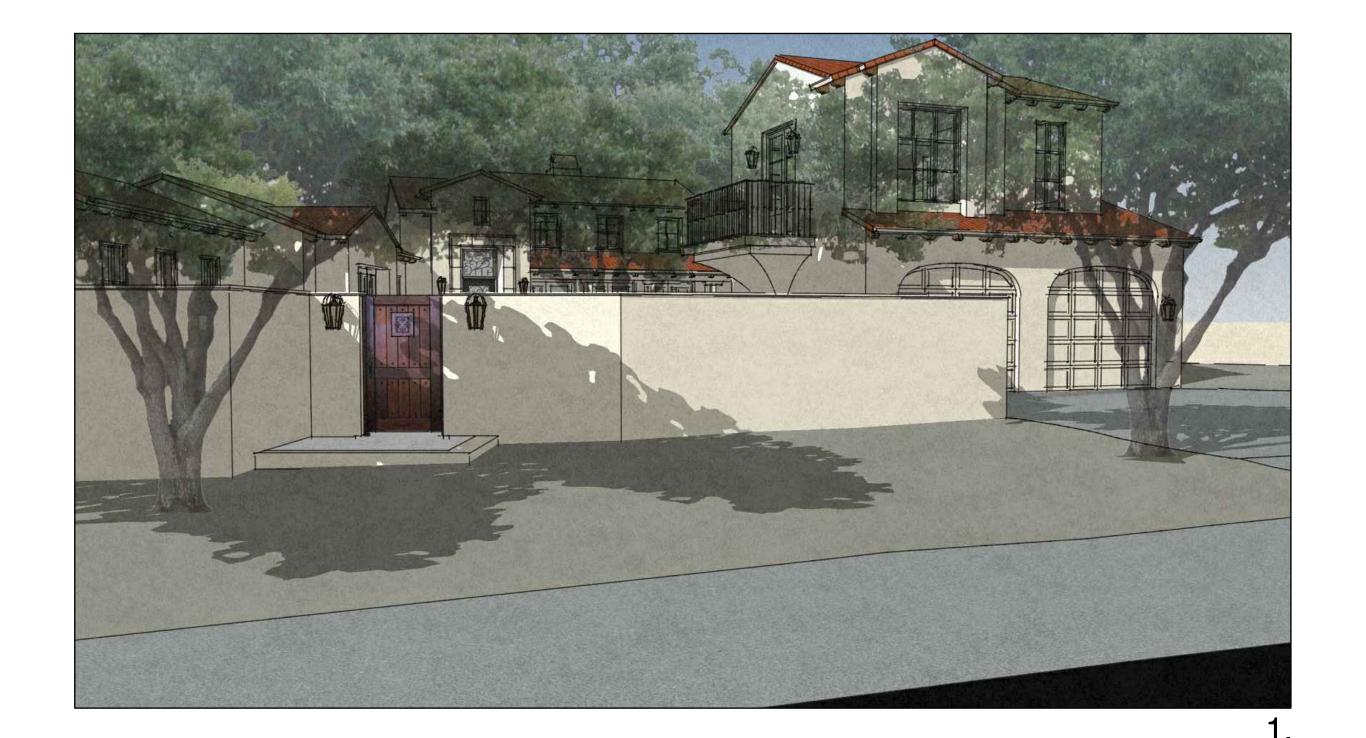
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SHEET NUMBER

A3.2







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CONSULTANT





PROJECT KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

OWNER

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

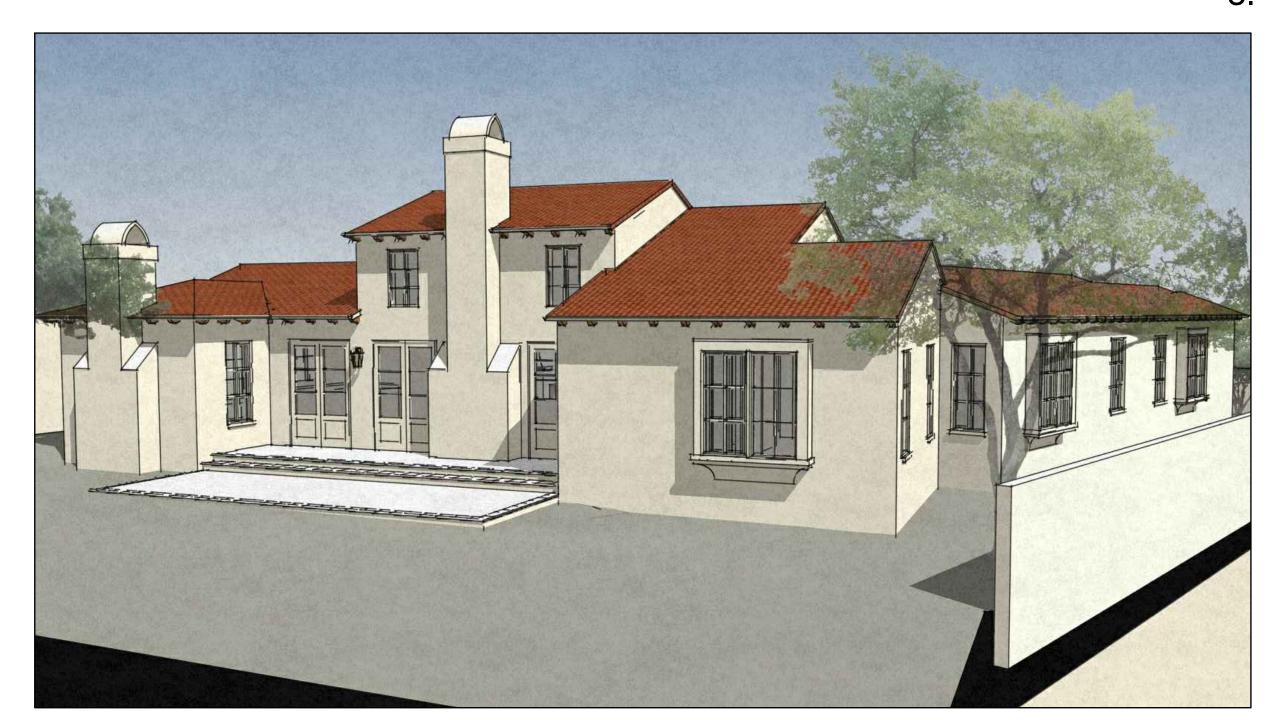
3D MODEL VIEWS

SCALE: DRAWN BY: PRINT DATE: DRAWING DATE:

04/08/2020

DATE ISSUED FOR CONSTRUCTION:

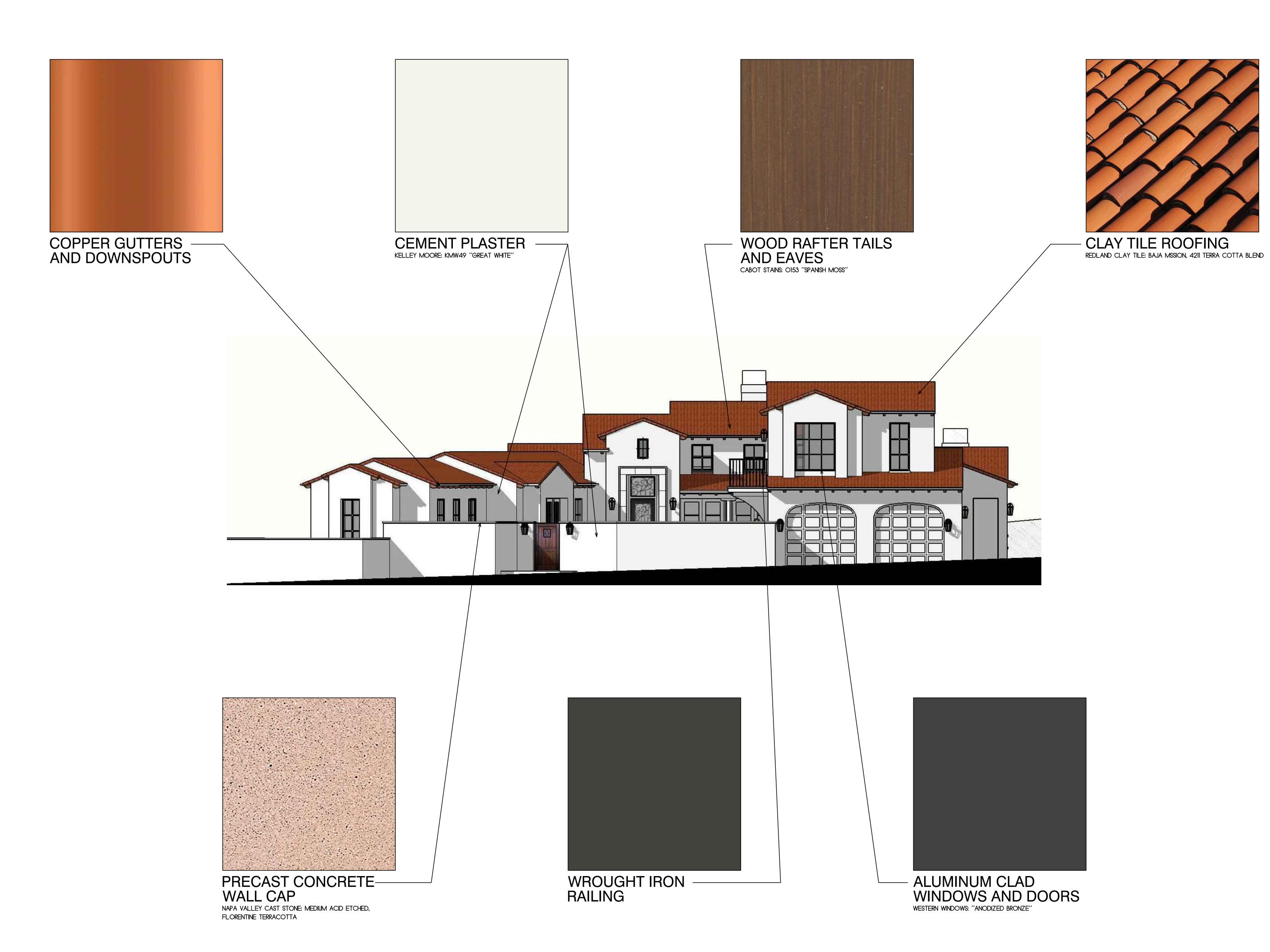
**REVISIONS:** 



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## KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

RAK KUMAR & **GEORGIA YANG** 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

#### **COLOR BOARD**

DRAWN BY: PRINT DATE: DRAWING DATE:

SCALE:

DATE ISSUED FOR

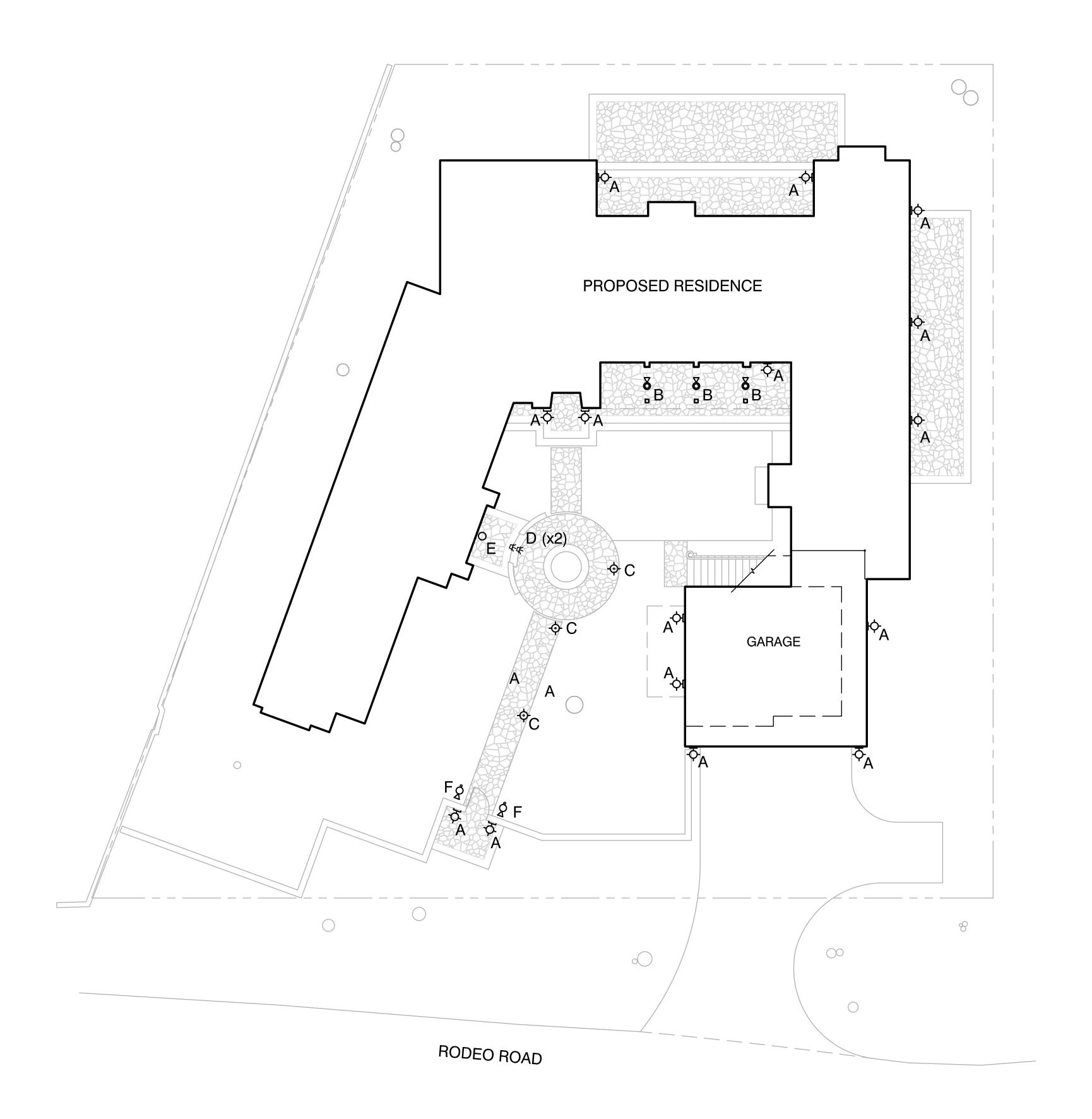
CONSTRUCTION: **REVISIONS:** 

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SHEET NUMBER

04/08/2020



# SITE LIGHTING PLAN

## LIGHT FIXTURE SCHEDULE

SYMBOL	MOUNTING	DESCRIPTION	LAMPS
Α	EXTERIOR WALL-MOUNTED	KICHLER, MOUNT VERNON WALL MOUNTED LAMP, 97080Z OLDE BRONZE	A21 LED
В	EXTERIOR CEILING SURFACE-MOUNTED	DSE LIGHTING, DLAGUNA OUTDOOR DIRECTIONAL, WM-141A, BRONZE COLOR	MR-16 LED
С	EXTERIOR GROUND-MOUNTED	B-K LIGHTING, SHALLOW HOUSING DR2 PATHWAY LIGHT, BRAONZE COLOR	8W LED
D	STEP LIGHT	B-K LIGHTING, SQUARE STEP STAR, BRONZE COLOR	7W LED
Ε	RECESSED DOWNLIGHT	HALO 4" TUSCAN BRONZE TRIM WITH H457TATEIO HOUSING	HALO EL4O583O LED
F	EXTERIOR GROUND-MOUNTED	DSE LIGHTING, D-150, DIRECTIONAL, MATTE BRONZE	MR-16 LED

## LIGHTING TYPES

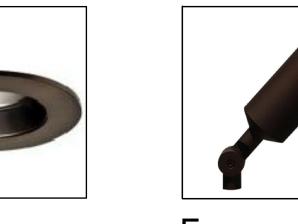












PROJECT

CONSULTANT

# KUMAR / YANG RESIDENCE

DF/A

Daniel Fletcher / Architects

769 Pacific Street Monterey, CA 93940 831.373.5855

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953

PROJECT NUMBER

2013

RAK KUMAR & GEORGIA YANG 1033 OXEN TRAIL PEBBLE BEACH, CA 93953

SHEET TITLE

REVISIONS:

#### SITE LIGHTING PLAN

SCALE:	1/8" = 1'-0"
DRAWN BY:	JRC
PRINT DATE:	•
DRAWING DATE:	04/08/2020
DATE ISSUED FOR CONSTRUCTION:	

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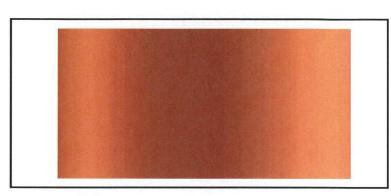
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SHEET NUMBER

E1.1

#### COLOR SAMPLES FOR PROJECT FILE NO.

PLN210011



Materials: Colors: Copper Gutters and Downsports

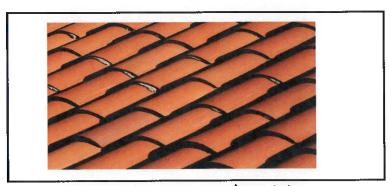


Materials: Cement Dlaster Colors: Kelley More KMW49 "Great White"
Description:



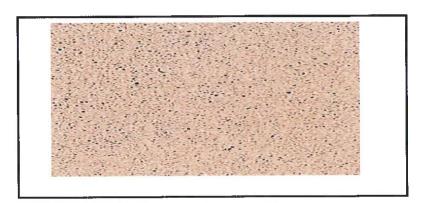
Materials: Wood Rathefails Colors: Cant Stains: 0153
Description: and earcs 1150anish moss"

#### COLOR SAMPLES FOR PROJECT FILE NO. PLN 21001

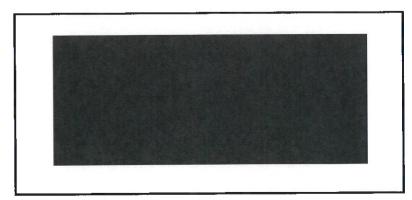


Materials: Clay the Roofing
Description:

Baja Mission, 4211 terra Cotta Bland



Materials: Precast Conc. Colors: Napa Valley Stone: Medium
Description: Wall Caps Acid Etched, Florentine Terracotta



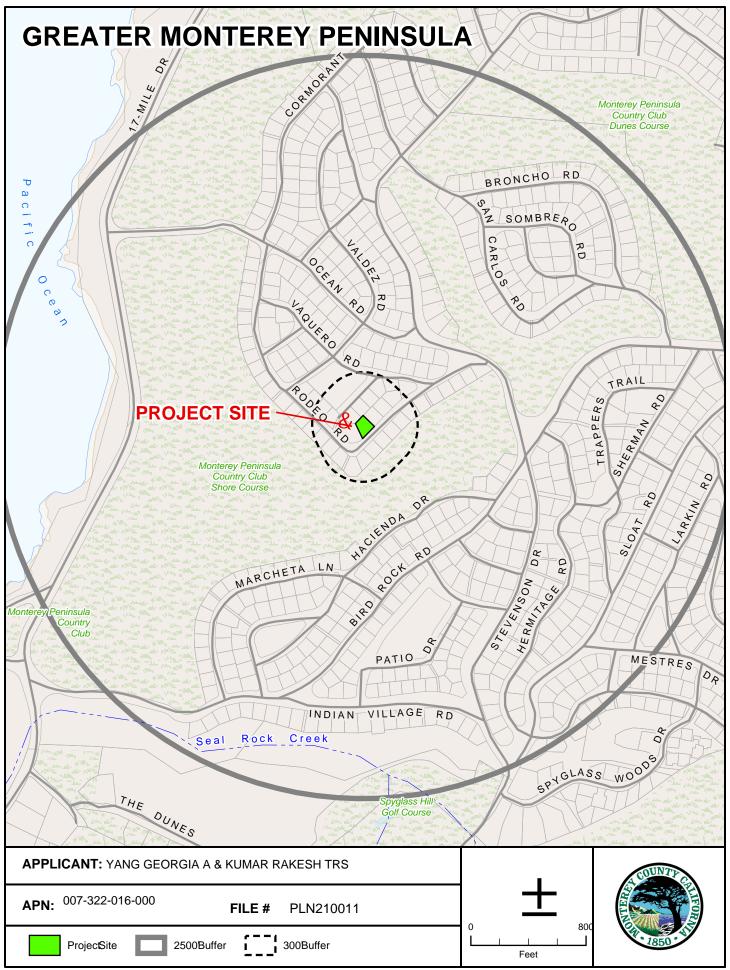
Materials: Wrought Iron Colors: \_\_\_\_\_\_\_ Colors: \_\_\_\_\_\_

#### COLOR SAMPLES FOR PROJECT FILE NO. PLN 210011

Materials: Aluminum - Clad Description: Windows > Doors	Colors: WesternWindows: "Anadized Branze"
Materials:	Colors:
Materials:	Colors:
Description:	

## Exhibit B

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## Exhibit C

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#### **MINUTES**

Del Monte Land Use Advisory Committee
Thursday, April 15, 2021

1.	Meeting call	ed to order by	Lori Lietzke	at 3:00	pm	APR <b>2 3 2021</b>
2.	Roll Call				RES	MONTEREY COUNTY SOURCE MANAGEMENT AGENCY
	Members P Rick Verb Kamlesh P	anec, Bart Bruno	, Kim Caneer, Ned Va	n Roekel, Maureen Lyon	ı, Lori Lietz	LAND USE DIVISION zke, Carol Church,
	Members A None	Absent:				
3.	Approval o	f Minutes:				
	A. Mar	ch 18, 2021	minutes			
	Motion:	Ned Van Roel	cel	(LUAC Membe	r's Name)	
	Second:	Rick Verbane	2	(LUAC Membe	r's Name)	
	Ayes:	Verbanec, Bru	ıno, Van Roekel, Lyon	, Lietzke, Church, Parik	n (7)	
	Noes:	0				
	Absent:	0				
	Abstain:	Caneer (1) – n	ot present			
4.	Public Conpurview of None	mments: The Co	ommittee will receive put this time. The length	public comment on non- n of individual presentati	agenda item ons may be	ns that are within the limited by the Chair.
5.	Scheduled 1	Item(s)			PUTE FOR THE POST AND	
6.	Other Item					
	A) Prelimina	ary Courtesy Pre	sentations by Applicar	nts Regarding Potential F	rojects	
	None					
	B) Ann None	ouncements				
7.		ljourned: 3:50				
TATIU	ites taken by:	Kim Caneer, S	ecretary			

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development 1441 Schilling Place 2<sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025

		Salinas CA 939 (831) 755-502		APR <b>2 3 2021</b>
Advisory Committee:	Del Monte Forest			MONTEREY COUNTY
Assessor's P	Project Name: File Number: Project Location: Parcel Number(s): Project Planner: Area Plan: Oject Description:	ne: MCATA LLC er: PLN200251 on: 3347 17 MILE DR PEBBLE BEACH (s): 008-351-047-000 er: JOE SIDOR an: DEL MONTE FOREST LAND USE PLAN		ng of: 1) Coastal roval to allow construction of mily dwelling with a 1,738 Development Permit to allow reent; 3) Coastal ent within 750 feet of known I Development Permit to
Was the Owner/Applicar	nt/Representative p	present at meeting?	YES X	NO
(Please include the name	s of the those prese	ent)		
Eric Miller, Architect				
Clara C/O Anthony Lomb	pardo & Associates			
Was a County Staff/Repr	esentative present	at meeting?	Phil Angelo	(Name)

**PUBLIC COMMENT:** None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
/	YES	NO	(suggested changes)
v			

RECEIVED

#### LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		
ADDITIONAL LUAC COMMENTS		
None		
,		
RECOMMENDATION:		
Motion by: Rick Verbanec	(LUAC Member	s Name)
Second by: Carol Church	(LUAC Membe	r's Name)
X Support Project as proposed	A CONTRACTOR OF THE CONTRACTOR	
Support Project with change	es	RECEIVED
Continue the Item  Reason for Continuance:		APR 2 3 2021
Continue to what date:		MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY LAND USE DIVISION
Ayes: Verbanec, Bruno,	Caneer, Van Roekel, Lyon, Lietzke, Chu	rch, Parikh (8)
Noes: 0		
A1		

**67** 

#### **Action by Land Use Advisory Committee**

**Project Referral Sheet** 

Monterey County Housing & Community Development 1441 Schilling Place 2<sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025



Advisory Committee: Del Monte Forest

2. Project Name: YANG GEORGIA A & KUMAR RAKESH TRS

File Number: PLN210011

Project Location: 1041 RODEO RD PEBBLE BEACH

Assessor's Parcel Number(s): 007-322-016-000

Project Planner: JUNYA "MICHELLE" HUANG

Area Plan: GREATER MONTEREY PENINULA AREA PLAN

**Project Description:** Design Approval to allow the demolition of an existing 2,195

square foot single family dwelling and construction of a new 3,390 square foot single family dwelling with a 431 square foot accessory

dweling unit abov	e new garage.	j
Was the Owner/Applicant/Representative present at meeting	? YES X NO _	
(Please include the names of the those present)		
Dan Fletcher, Architect		
Was a County Staff/Representative present at meeting?	Phil Angelo	(Name)
PUBLIC COMMENT: None		

Name	Site Nei	ghbor?	Issues / Concerns (suggested changes)
	YES	NO	(ouggesteu enunges)

YES	NO	(ouggested enanges)

#### LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		
ADDITIONAL LUAC COMMENTS		
None		
RECOMMENDATION:		
Motion by: Ned Van Roekel	(LUAC Member	's Name)
Second by: Bart Bruno	(LUAC Membe	r's Name)
X Support Project as proposed Support Project with changes Continue the Item Reason for Continuance:	s	RECEIVED  APR 2 3 2021
Continue to what date:		MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
	Canaar Van Dookal Lyan Liatzka Chy	LAND USE DIVISION
-	Caneer, Van Roekel, Lyon, Lietzke, Chu	irch, Parikh (8)
Noes: 0		
Absent: 0		
Abstain: 0		

5 **69** 

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## Exhibit D

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# Tree Assessment/ Forest Management Plan Kumar Residence

Prepared for:

Mr. Rak Kumar

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

March 4, 2021

### Owner:

Mr. Rak Kumar 1033 Oxen Trail Pebble Beach, CA 93953

### Architect:

Daniel Fletcher / Architects 769 Pacific Street Monterey, CA 93940

### Forester and Arborist

Ono Consulting ISA Certified Arborist #WE-0536A ISA Board Certified Master Arborist WE-9388B 1213 Miles Ave Pacific Grove, CA 93950

### **SUMMARY**

Development is proposed for this site located at 1041 Rodeo Road, Pebble Beach, CA 93953. Because protected trees forest this site, a tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to demolish an existing single-family home and build a new single-family home with an attached accessory dwelling unit near trees requiring the pruning/removal of trees and protection of others identified for retention. In studying the project, two (2) trees are proposed for removal with this project. The remaining trees that are adjacent to the proposed construction are in poor to fair condition both structurally and in health are to be protected and retained.

# ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner, Mr. Rak Kumar has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed.

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Daniel Fletcher / Architects.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.

- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the quantity of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

# **LIMITATIONS**

This assignment is limited to the review of plans submitted to me by Mr. Doug Howe of Daniel Fletcher / Architects dated January 18, 2020, to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

# **PURPOSE**

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities that are intent on improving the existing structure located at 1041 Rodeo Road, Pebble Beach, CA 93953. The purpose of the site visit was to give an independent assessment of the existing trees that are on-site and to determine if any of the trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance.

# **GOAL**

The goal of this plan is to protect and maintain the Greater Monterey Area's forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this Arborist report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

# INTRODUCTION

This forest management plan is prepared for Mr. Rak Kumar, owner of the lot located at 1041 Rodeo Road, Pebble Beach, CA 93953 by Ono Consulting, Urban Foresters, and Certified Arborists due to the proposed construction. Monterey County's Zoning Ordinance Sec. 21.64.260D requires a forest management plan when tree removal is necessary of native trees six inches diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Coast live oak trees as native tree species that require special consideration for management.

### SITE DESCRIPTION

- 1) Assessor's Parcel Number: 007-322-016-000.
- 2) Location: 1041 Rodeo Road, Pebble Beach, CA 93953.
- 3) Parcel size: 0.2477 Acres.
- 4) Existing Land Use: The parcel is developed and is zoned for residential use.
- 5) Slope: The parcel is on a coastal dune. Slopes range from 2% to 5%.
- 6) Soils: The parcel is located on soils classified by the Natural Resource Conservation Service as "Tangair fine sand" over 60-inches deep. Runoff is low and erosion hazard is low.
- 7) Vegetation: The vegetation is of the developed coastal dune/pine forest transitional type. It is a mixture of some overstory coast live oak trees with an understory consisting of ornamental plantings.
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding coastal dune/pine forest transitional forest as a stand. This site is in a highly developed area that is by golf course fairways. The stand of mostly oak trees is in fair to poor shape with a lot of the larger pines in the area removed and the plantings mostly ornamental.

# BACKGROUND/PROJECT DESCRIPTION

On February 26, 2021, we (Ono Consulting) were contacted by Mr. Doug Howe of Daniel Fletcher / Architects who requested that we visit the site owned by Mr. Rak Kumar for an assessment of trees adjacent to or within the proposed construction areas. Mr. Howe requested the findings from the review and assessment of trees that occupy the land at 1041 Rodeo Road, Pebble Beach, CA 93953 that are adjacent to the proposed development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on February 26, 2021, where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result, trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short- and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

### OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Coast live oak trees.
- Two trees are proposed for removal with the current design.
  - Tree #49 is a 23-inch diameter Coast live oak in poor condition located in the proposed patio area. The tree has major decay in over 40% of its circumference.
  - Tree #55 is a 19-inch diameter Coast live oak in poor condition located adjacent to the proposed garage. The tree has a bark beetle infestation and decay in the stem and would be negatively impacted by the proposed development.
- Most of the trees on the property are of moderate size (less than 24" in diameter" diameter) and compose the majority of the stand of trees.
- One (1) tree is proposed for major pruning to accommodate construction. This tree #54 is in fair condition with minor decay and a heavy sweep to the east. A large branch will need to be removed to accommodate construction. The tree should be monitored
- No alternate building sites were considered for this assessment as the site is constrained by the pre-existing building and lack of available space.

### TREE CHART

ID	Diameter	Species	Condition	Remove	Comments
48	27	Oak	Fair		
49	23	Oak	Poor	Х	Decay in stem, in building envelope
50	11	Oak	Fair		Major sweep in stem to south
51	19	Oak	Fair		
52	15,20	Oak	Fair		Minor decay
53	23	Oak	Fair		Sunscald
54	23	Oak	Fair		Minor decay, needs major pruning
55	19	Oak	Poor	Х	Bark Beetles, Fungus
56	11,15	Oak	Fair		
57	16	Oak	Fair		Minor bleeding in stem
58	8,23	Oak	Fair		
59	21	Oak	Poor		Hollow stem, decay
60	19	Oak	Fair		

### PROJECT ASSESSMENT/CONCLUSION

This proposal to demolish an existing single-family home and build a new single-family home and attached accessory dwelling unit is planned to maintain the existing forest environment and will allow it to continue to exist and regenerate over time. Most of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

# **Short Term Impacts**

Site disturbance will occur during driveway and home construction. Approximately 1195 square feet of the parcel will be occupied by the improvements planned (home and garage). This is approximately 11% of the parcel size. The shallow slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

# **Long Term Impacts**

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area covered by the existing building, and the relatively small amount of area that will be occupied by the proposed new improvements. Approximately 11% of the parcel will be permanently altered by the project. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

# RECOMMENDATIONS

### Tree Removal

There are two (2) trees to be removed with the design as stated in the previous tree removal chart. Tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

# **Tree Planting**

Because it is recommended that replacement of removed trees be undertaken replacement planting is necessary. The County requires a 1:1 ratio replacement for trees measuring less than 24" in diameter. It is therefore recommended replanting be with two (2) fivegallon Coast live oak trees in locations with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight (if five-gallon trees are unavailable, smaller sizes may be substituted). Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

# **Tree Protection**

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

# **Tree Protection Standards**

Prior to the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No stripping of top soil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a

- recommended a course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

# During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of top soil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

# If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

# **Tree Pruning**

One (1) tree, #54 is proposed for major pruning (6-inch diameter branch or larger) to accommodate construction. This tree should survive the pruning but should be monitored during construction for loss of vigor or decline. Following construction, a qualified arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. Remedial pruning should occur before construction. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of workers' compensation and general liability insurance.
- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed within the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

# **Agreement by Landowner**

The following standard conditions are made a part of all Monterey County Forest Management Plans:

# A. Management Objectives

- 1. Minimize erosion to prevent soil loss and siltation.
- 2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
- 3. Prevent forest fire.
- 4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
- 5. Preserve landmark trees to the greatest extent possible as defined below.

# B. Management Measures

- 1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
- 2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.
- 3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.
- 4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.
- 5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.
- 6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or

utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

- 7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;
  - A) Maintain a spark arrester screen atop each chimney.
  - B) Maintain spark arresters on gasoline-powered equipment.
  - C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
  - D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.
- 8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, according to local fire ordinances and directives.
- 9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice
- 10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.
- 11. Exotic Plants: Care will be taken to eradicate and to avoid the introduction of the following pest species:
  - A) Pampas grass
  - B) Genista (Scotch broom, French broom)
  - C) Eucalyptus (large types)

### Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

- A) An amended forest Management Plan shall be required when:
  - 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
  - 2. The proposed tree removal as reviewed as part of a development has not been

shown in the previously approved Forest management plan

- B) At a minimum, the Amended Forest Management Plan shall consist of:
  - 1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
  - 2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area if proposed.

# Compliance

It is further understood that failure to comply with this Plan will be considered as a failure to comply with the conditions of the Use Permit.

# **Transfer of Responsibility**

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:	
Frank Ono, ISA Certified Arborist #WE-0536A	March 4, 2021 Date
	March 4, 2021
Justin Ono, ISA Board Certified Master Arborist #WE-9388B	Date
Recommendations Agreed to by landowner:	
Landowner	Date
Forest Management Plan approved by:	
Director of Planning	Date

# **PHOTOGRAPHS**



Tree #49 is proposed for removal.



Decay at the base of tree #49.



Tree #55 is adjacent to development and is proposed for removal.



Decay in the trunk of tree #55.



Tree #54 is leaning into the proposed building and will need a large limb removed to facilitate construction.



REQUIRD SECOND FLOOR SETBACK.
ACCESSORY DWALLING UNT LOCATED ABOVE GARAGE.
EXSTING TREE TO REMAIN - TYP.

○ SHEET NOTES 1 REQUIRED FIRST FLOOR SETBACK.

C-14778

NEW SITE WALL WITH STUCCO FINSH AND CAST STONE CAP.

NEW WROUGH IRON GUARDRAL /HANDRAL IS NEW DECOMPOSED GRANTE COURTYARD.

IS LOW PONT OF CONTACT 98.4.

IS. HGH PONT OF CONTACT 100.4.

PLANTING AREA - TYP.

NEW CONCRETE PATIO - TYP.

NEW STONE TILE DECONG/PATIO - TYP.

N. NEW WOOD GATE.

NEW CONCRETE WALK - TYP. NEW CONCIETE STEPS - TYP.

NEW A.C. DRIVEWAY.

KUMAR / YANG RESIDENCE

1041 RODEO ROAD PEBBLE BEACH, CALIFORNIA 93953 2013

1033 OXEN TRAIL PEBBLE BEACH, CA 93953 ONNOER
RAK KUMAR &
GEORGIA YANG

SHEET TITLE
SITE PLAN

1/8"=1'-0" JRC . 01/18/2020

BULDING FOOTPRINT

LEGEND

EXISTING CONTOUR TO REMAIN NEW STONE TILE PAVING NEW CONCRETE PAYING

NEW ASPHALTIC CONCRETE PAVING NEW DECOMPOSED GRANTE

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