



Legislation Details (With Board Report)

File #: ZA 17-011 **Name:** PLN160270 - Krechiniak
Type: Zoning Administrator **Status:** Agenda Ready
File created: 2/13/2017 **In control:** County of Monterey Zoning Administrator
On agenda: 2/23/2017 **Final action:**
Title: PLN160270 - Krechiniak
Public hearing to consider a Use Permit for tree removal and Design Approval for the construction of a two-story square single family dwelling.
Project Location: 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-009-000), Greater Monterey Peninsula Area Plan.
Proposed CEQA Action: Categorically exempt per Section 15303 (a) of the CEQA Guidelines

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Draft Resolution, 3. Exhibit B - Vicinity Map, 4. Exhibit C - Land Use Advisory Committee Minutes, 5. Resolution 17-013 PLN160270

Date	Ver.	Action By	Action	Result
2/23/2017	1	County of Monterey Zoning Administrator		

PLN160270 - Krechiniak

Public hearing to consider a Use Permit for tree removal and Design Approval for the construction of a two-story square single family dwelling.

Project Location: 2889 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-009-000), Greater Monterey Peninsula Area Plan.

Proposed CEQA Action: Categorically exempt per Section 15303 (a) of the CEQA Guidelines

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- a. Find the project Categorically exempt per section 15303 (a) of the CEQA Guidelines; and
- b. Approve a Use Permit to allow the removal of four (4) Monterey pine and three (3) oak trees; and
- c. Approve a Design Approval to allow the construction of a 2,781 square foot two-story single family dwelling with an attached 500 square foot two-car garage and grading (Approx. 300 cu. yds).

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 12 conditions.

PROJECT INFORMATION:

Owner: Aisha Krechiniak & Hamid Norzoy

Project Location: 2889 17 Mile Drive, Pebble Beach, Pebble Beach (County Club Area)

APN: 007-201-009-000

Zoning: "MDR/4-B-6-D-RES" (Medium Density Residential 4 units per acre, with Building Site, Design Control, and Parking and Use of Major Recreational Equipment Storage in Seaward Zone, Zoning District Overlays)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The project site is located on a 0.20419 acre parcel, 1.2 miles west- southwesterly of Highway 68 on the eastside of 17 Mile Drive in Pebble Beach. The subject parcel is a vacant interior lot surrounded by developed lots with single family residential homes to either side. The parcel contains a large number of Monterey pines and Coast Live oak trees. The proposed project consists of a Use Permit to allow the removal of four (4) Monterey pine and three (3) oak trees and a Design Approval for the construction of a new 2,781 square foot single family dwelling, a 500 square foot attached garage and approximately 300 cubic yards grading. The proposed project is consistent with the allowable uses for the Medium Density Residential zoning requirements. Pursuant to Monterey County Code Chapters 21.42 (Regulations for Building Site Zoning Districts) and 21.44 (Regulations for Design Control Zoning Districts (Title 21[Non-coastal], Zoning Ordinance), the proposed project site and surrounding area have overlay districts: B-6 Building Site overly which regulates the subdivision of recorded lots and "D" or Design Control overlay which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and addresses neighborhood character.

The proposed project site is within close proximity of 17 Mile Drive, a designated scenic corridor, and the existing trees and vegetation on site and adjacent parcels provide screening from vehicular and pedestrian view. The proposed landscaping plan displays a total of 2,283 square feet of new landscape to be planted. Despite the removal of the four (4) Monterey pines and three (3) Coast Live oaks, the applicant will replant three (3) Monterey pines and nine (9) Coast Live oaks, resulting in a 2 to 1 increase in trees replanted than removed. This proposed landscape plan will provide post-construction screening from vehicular and pedestrian travelers and neighbors. The proposed design of the residence is consistent with the existing neighborhood character. The surrounding residential development is two story architectural designs at the 27 foot maximum height limit. They are balanced and well proportion in the neighborhood with stucco finishes and earth tone colors. The proposed dwelling is located at the 20 foot setback from the front property line and will be partially screened by the proposed landscaping. The site design and the placement of the residence is the best location, given the tree cover on the site, to minimize the amount of tree removal and blend into the existing neighborhood character.

OTHER AGENCY INVOLVEMENT:

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

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Pebble Beach Community Services District

Del Monte Forrest Land Use Advisory Committee

The project was referred to the Del Monte Forrest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the proposed project at a duly noticed meeting on June 16th, 2016 and voted 7-0 to support the project as proposed.

Prepared by: Rudy Luquin, Assistant Planner, x6407

Reviewed by: Jacqueline Onciano, RMA Interim Chief of Planning

Approved by: Carl P. Holm, AICP, RMA Director

Attachments:

Exhibit A - Draft Resolution

- Recommended Conditions of Approval

- Site Plan, Floor Plan and Elevations
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Land Use Advisory Committee Minutes

cc: Front Counter Copy; Monterey County Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Rudy Luquin, Assistant Planner; Jacqueline Onciano, RMA Interim Chief of Planning; Aisha Krechuniak & Hamid Norzoy, Property Owners; Tina Hannas- De Freitas, Agent; The Open Monterey Project; LandWatch (Executive Director), Project File PLN160270