



Legislation Details (With Board Report)

File #: ZA 17-007 **Name:** PLN140910-AMDi
Type: Zoning Administrator **Status:** Agenda Ready
File created: 2/1/2017 **In control:** County of Monterey Zoning Administrator
On agenda: 2/9/2017 **Final action:**
Title: PLN140910-AMD1 - Straine
Public hearing to consider an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an accessory dwelling unit.
CEQA Action: Categorically Exempt per Section 15303.
1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest land Use Plan

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Attachment A - Draft Resolution, 3. Attachment B - Vicinity Map, 4. Attachment C - Del Monte Forest LUAC Minutes, dated November 17, 2016, 5. Attachment D - Zoning Administrator Resolution No. 15-029 (PLN140910), 6. Attachment E - DuneCoastal Restoration Memo from Zander Associates, dated October 17, 2016, 7. Attachment F - Tree Resource Assessment (LIB160358), 8. Resolution 17-008 PLN140910-AMD1

Date	Ver.	Action By	Action	Result
2/9/2017	1	County of Monterey Zoning Administrator		

PLN140910-AMD1 - Straine
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RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find the project Categorical Exempt per Section 15302; and
- b. Approve an Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN140910) to allow an 803 square foot attached accessory dwelling unit and grading of approximately 97 cubic yards of cut.

A draft resolution with findings and evidence is attached for consideration. Staff recommends approval subject to 12 conditions.

PROJECT INFORMATION:

Planning File Number: PLN140910-AMD1
Owner: Straine Kerry K & McLeod Olivia Dee
Project Location: 1145 Spyglass Hill Road, Pebble Beach
APN: 008-012-005-000

Parcel Size: 1.013 acres
Agent: Studio Schicketanz
Plan Area: Del Monte Forest Land Use Plan
Flagged and Staked: YES

SUMMARY/DISCUSSION:

The Straine application is an amendment to an approved Coastal Administrative Permit and Design Approval (PLN140910) which allowed the construction of a new single family dwelling (Exhibit D - ZA Resolution No. 15-029). This amendment proposes the construction of an attached 803 square foot attached accessory dwelling unit (ADU) that would require approximately 97 cubic yards of additional grading. The proposed ADU will be constructed at the same level as the main structure and will utilize colors and materials to match the previously approved residence. Furthermore, the currently approved driveway will be modified (shifted south approximately 8 feet, removal of one parking pullout, and reduction of paved parking driveway) to accommodate placement of the proposed ADU and ensure adequate circulation and increase dune and coastal scrub restoration efforts.

The amendment also proposes the removal of one 10-inch diaper cypress tree. The reason for the removal is the proposed ADU foundation requires excavation within the root zone of this specimen. The “Tree Resource Assessment for 1145 Spyglass Hill Road” (Attachment F) identified this tree as a “planted” tree and not a native cypress tree species. This particular tree does not provide a visual buffer or habitat to an environmentally sensitive area. Pursuant to the Coastal Implementation Plan, removal of the proposed tree does not require a Coastal Development Permit. An additional two Monterey Cypress trees will be replanted as replacement for this removal; therefore no long-term loss of Cypress canopy and foliage will be expected and no long-term effects to the forest ecosystem are anticipated.

The addition of the ADU to the project site will not result in inconsistencies with the visual policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan - Part 5. The Visual Resources Map within the Del Monte Forest Land Use Plan identifies the property as “viewshed from 17-Mile Drive and vista points”. Development standards for visually sensitive areas require structures to maintain a setback of 50 feet from the 17-Mile Drive and be designed not to distract from the scenic values of the forest, stream courses, ridgeline, or shoreline. The proposed ADU addition is located to the rear of the property (away from 17-Mile Drive) and will be screened from view by the existing residence. Furthermore, the ADU location exceeds the required 20 foot rear setback and maintains a distance of 31 feet from the property line.

This amendment does not negatively affect the dune/coastal scrub restoration plan approved as part of the original permit (PLN140910), and in fact improves upon the restoration efforts. The building coverage of the main structure will remain the same at 4,440 square feet and the ADU will add coverage of 803 square feet. However the plan designs actually increase coastal scrub restoration by about 161 square feet by reconfiguring the driveway, removing one of the parking pullouts, and reducing the paved parking area along the northern property line (5,032 sq ft originally versus 5,193 square feet with revisions). Overall dune restoration will increase by 135 square feet (14,359 square feet versus 14,494 square feet). The dune restoration efforts are increased by restoring new habitat immediately adjacent to the proposed ADU (See Attachment A.2, page A7). A memo prepared by Zander Associates, dated October 17, 2016, concludes that the addition of the ADU will not result in any additional biological resource impacts or alter the potential effectiveness of the restoration efforts on the site (Attachment E).

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:
RMA-Public Works

RMA-Environmental Services
Water Resources Agency
Pebble Beach Community Fire Protection District
Del Monte Forest Land Use Advisory Committee
California Coastal Commission

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on November 17, 2016. The LUAC recommended approval of the project as proposed by a vote of 6-0 (2 members absent) (**Attachment C**).

Prepared by: David J. R. Mack, AICP, Senior Planner, x5096
Reviewed by: Jacqueline R. Onciano, Interim Chief of RMA-Planning
Approved by: Carl Holm, AICP, Director Resource Management Agency

Attachments:

Attachment A - Draft Resolution, including:

- Conditions of Approval
- Site Plans, Floor Plans, Elevations

Attachment B - Vicinity Map

Attachment C - Del Monte Forest LUAC Minutes, dated November 17, 2016

Attachment D - Zoning Administrator Resolution No. 15-029 (PLN140910)

Attachment E - Dune/Coastal Restoration Memo from Zander Associates, dated October 17, 2016

Attachment F - Tree Resource Assessment (LIB160358).

cc: Front Counter Copy; California Coastal Commission; Jacqueline R. Onciano, Interim Chief of RMA-Planning Brandon Swanson, RMA Services Manager; David J. R. Mack, AICP, Senior Planner; Kerry K Straine & Olivia Dee McLeod, Applicant/Owner; Studio Schicketanz (Jay Auburn), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140910-AMD1