



**APN:** 243-251-023-000

**Parcel Size:** 2.87 acres

**Zoning:** "RDR/40-D(14)(CZ)" (Rural Density Residential with maximum gross density of 40 acres per unit and maximum 14 foot height in the Coastal Zone)

**Plan Area:** Big Sur Coast Land Use Plan

**Flagged and Staked:** yes

### SUMMARY:

The subject application is for construction of an accessory dwelling unit on a parcel with existing development of a two-story single-family residence, garage, driveway, auto court, patios, and pathways. Although the property is along Highway 1, none of the development, existing or proposed, is publicly visible as the parcel is screened from view by an existing fence, large-growth trees, and topography. The accessory dwelling unit location is proposed atop a narrow coastal bluff approximately 120 feet high, about 50 yards south of the main residence. Many Monterey cypress trees exist on the parcel and the project proposal avoids any tree removal. There is no other feasible location on the site to place the accessory dwelling unit. Alternative locations are encumbered by the main residence, geothermal wells, trees, topography, and setback requirements.

### DISCUSSION:

#### Design Review

The project meets all height and setback restrictions pursuant to the Monterey County Code Title 20 for RDR/40-D(14)(CZ) zoning code. The bulk and mass of the structure integrates well with the coastal woodland that characterizes the bluff top location. Colors and materials are consistent with the coastal cliffside character of the surrounding neighborhood. Cream color stone veneer is proposed for the walls and copper standing seam roof to match the main house. Location of the parcel is within the critical viewshed along Highway 1 as defined in the Big Sur Coast LCP Policy 3.2.2. However, the existing main house is screened from public view by topography and the accessory dwelling unit will be screened by existing large-growth Cypress trees, while the entire parcel along Highway 1 is screened behind an existing seven-foot high wooden fence.

### **Site Conditions**

#### *Fire*

The subject parcel is in a State Responsibility Area (SRA) rated as Very High risk for fire hazard. Mid-Coast Volunteer Fire Brigade reviewed the project and will require that the development meet the current Fire Code Standards including maintaining vegetation around the structure, providing adequate access for emergency purposes, and providing appropriate fire suppression systems within the structure. Therefore, no indication exists that implementation of the proposed project would compromise safety in a fire hazard.

#### *Water*

Residential water is supplied by California American Water (Cal-Am) for the Garrapata Water System, Inc. for which the main house was previously approved with one meter. The ADU will be connected to this existing water meter which does not necessitate a 'Can and Will Serve' letter from Cal-Am.

#### *Geology*

The proposed location of the ADU is atop an approximately 120 foot high coastal bluff. A report written by Easton Geology on September 26, 2017 (File No. LIB170122) indicated that the bluff face is susceptible to shallow translational failures. As a follow up to this report, staff requested more information in the form of two questions:

- 1) *Quantify "long-term" in reference to bluff retreat (Project C16021, "Geologic Map of Proposed Guesthouse Location", Figure 1, 3/3/17)*

**Response** from Easton Geology: “Long-term” is a few hundred years or so.

2) *What is the likelihood of the structure needing a seawall during the development's economic lifespan? (C.I.P. Policy 20.145.080.A.2.h for the Big Sur Land Use Plan).*

**Response** from Easton Geology: It is highly unlikely that a seawall will be needed to protect the development during its anticipated economic lifetime.

Easton Geology recommends in “Response to County Comments” (LIB170122) the ADU be supported by piers founded in the bedrock at least 30 feet down in order to reduce risk of damage from shallow translational sliding or erosion of the upper bluff fan deposits. Therefore, the ADU and piers are unlikely to give way for at least three hundred years, and the need to stabilize the bluff is unlikely in the next one hundred years.

The primary and secondary septic drainfields are upslope of the proposed ADU. The drainfields were approved with the rebuild of the main house (PLN130179) prior to proposal of the ADU and will be shared by the main house and the ADU. However, EHB deemed the application incomplete on 28 March 2017 with a request for slope stability analysis and a re-design of the onsite wastewater treatment system (OWTS) that would accommodate greater septic capacity to serve both dwellings. Easton Geology reviewed the septic design and determined the bluff-face would not be destabilized with implementation of the septic trenches and requests inspection of the trenches prior to laying any pipes. Condition number 13 requires the applicant/owner schedule an inspection of septic trenches for implementation in accordance with recommendations of the project geotechnical report prepared by Easton Geology.

Big Sur Coast LUAC:

The LUAC meeting is scheduled for 22 May 2018, which will occur after the date of completing this Staff Report. Staff will provide LUAC comments to the Zoning Administrator at the hearing.

CEQA:

Pursuant to §15303(a) of CEQA Guidelines, new construction of the second residential structure on a legal lot of record is exempt from environmental review. There are no potentially adverse impacts that would result from construction of the single family residence beyond those normally associated with residential development. None of the exceptions to a categorical exemption contained in 15300.2 of the CEQA Guidelines apply.

OTHER AGENCY INVOLVEMENT:

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

- Bureau of Environmental Health
- RMA-Public Works
- Water Resources Agency
- RMA-Environmental Services
- Mid-Coast Volunteer Fire Brigade

Prepared by: Jaime Scott Guthrie, Associate Planner, ext. 6414

Reviewed by: Brandon Swanson, RMA Planning Services Manager

Approved by: John M. Dugan, FAICP, Deputy Director of RMA Planning and Development Services.

The following attachments are on file with the RMA:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution, including:
  - B-1 Plans; and
  - B-2 Conditions of Approval
- Exhibit C Vicinity Map

Exhibit D Reports, including:

- D-1 Supplemental Geologic Report, Easton Geology, Inc. (LIB170122)
- D-2 Supplemental Assessment of Slope, Easton Geology, Inc. (LIB170122)
- D-3 Response to County Comments, Easton Geology, Inc.
- D-4 Addendum to Geotechnical Investigation Report, Rock Solid Engineering, Inc. (LIB170121)
- D-5 Biological Evaluation (LIB170106)

cc: Front Counter Copy; Jacqueline R. Onciano, Chief of RMA-Planning, Carla Hashimoto c/o Eric Miller Architects, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN160714.