

Project Owner: Frank and Michelle Hevrdejs

APN: 008-371-013-000

Zoning: Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone) [LDR/1.5-D (CZ)]

Parcel Size: 2.12 acres (92,410 square feet)

Flagged and Staked: Yes

SUMMARY:

The property is approximately 2.12 acres or 92,410 square feet, and is zoned Low Density Residential, 1.5 acres per unit, with a Design Control District overlay, in the Coastal Zone. The lot slopes westerly toward Stillwater Cove, in a residential neighborhood of Pebble Beach. In addition to the existing structural development, the property has been extensively landscaped with planters, pathways, and retaining walls. The existing single-family dwelling on the parcel, although approved for demolition under RMA-Planning File No. PLN160178, has not yet been demolished.

The proposed project involves the construction of a single-family dwelling, attached and detached accessory structures, and an accessory dwelling unit. The property is zoned for low density residential use, which allows development of single-family dwellings, and habitable and non-habitable accessory structures as allowed uses pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Furthermore, the proposed accessory dwelling unit is in conformance with Del Monte Forest Land Use Plan Policy 76, which allows and encourages development of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees, provided the proposed development meets other applicable policies. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan, and applicable sections of the Monterey County coastal zoning ordinance (Title 20).

Pursuant to the development standards for the LDR zoning district, identified in MCC Section 20.14.060, and as proposed, the structures meet or exceed all required setbacks. The structures are also within the corresponding maximum structure heights. The property is 2.12 acres or 92,410 square feet, which would allow site coverage of 13,862 square feet and floor area of 16,172 square feet. As proposed, the project would result in site coverage of 11,294 square feet or 12.2 percent, and floor area of 12,574 square feet or 13.6 percent.

The proposed exterior colors and materials that are consistent with the residential setting and other dwelling units in the immediate vicinity. The primary colors and materials include a dark gray metal roof, gray aluminum window frames, beige stucco exterior walls, glass railing, and Carmel stone-faced columns. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.

Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay Area of Special Biological Significance (ASBS). The existing site coverage total is 27,829 square feet, which includes 6,251 square feet of structural coverage and 21,578 square feet of impervious surface coverage (driveway and terrace areas). The existing site development was completed prior to the adoption of the Del Monte Forest Land Use Plan. Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations. The project would convert 13,506 square feet of impervious surface coverage (e.g., driveway and terrace area) to 5,043 square feet of

structural coverage, resulting in a net reduction of 8,463 square feet of overall impervious site coverage. The resulting totals will be 11,294 square feet of structural coverage and 8,072 square feet of impervious surface coverage, for a proposed overall total of 19,366 square feet. Therefore, the project results in a net reduction of structural and impervious surface coverage of 8,463 square feet and reduces runoff into the Carmel Bay ASBS. Furthermore, the project meets the requirements for the granting of a Variance to exceed the structural and impervious coverage limitations.

The Variance would not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated. Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. The Steakley project (PC93167) established the precedence to allow a Variance for a developed parcel to exceed the 9,000 square foot combined coverage limitation where a net reduction in the existing combined coverage will occur. Within the Pescadero Watershed area, several residential projects have been granted similar variances. For PLN980384 (Rachleff), PLN020361 (Griggs), and PLN980540 (Schwab), the Zoning Administrator approved Variances to exceed the structural and impervious coverage limitations, and allowed an increase to structural coverage, based on a reduction in impervious surface coverage, and an overall net reduction in total coverage.

In addition, consistent with the required findings, the proposed Variance is for an authorized use or activity under the applicable zoning district, and special circumstances warrant the conversion of impervious surface coverage to structural coverage. The restriction of Policy 77 of the DMF LUP, the topography of the property, and the existing locations of disturbed areas present significant limitations to development of the site.

See **Exhibit A** for a more detailed project discussion.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The proposed project involves the demolition of a single-family dwelling and accessory structures on the parcel (previously approved under RMA-Planning File No. PLN160178; Zoning Administrator Resolution No. 16-019), and construction of a single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood. As proposed, the main dwelling unit and non-habitable accessory structures would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The proposed design does not increase the bulk and mass of the existing single-family dwelling, and the proposed setbacks are similar to those of the existing residence. The Applicant also proposes to construct an accessory dwelling unit on an area of the property that is clear of vegetation and reasonably level. Therefore, the project qualifies as and is consistent with the parameters of the Class 2 categorical exemption. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

- RMA-Public Works
- RMA-Environmental Services
- Pebble Beach Community Services District (Fire Protection District)
- Water Resources Agency

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The

LUAC, at a duly-noticed public meeting on July 6, 2017, voted 6 - 0 - 1 to support the project as proposed.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, AICP, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

Exhibit A Project Discussion

Exhibit B Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations, and Color/Material Finishes

Exhibit C Del Monte Forest LUAC Minutes (July 6, 2017)

Exhibit D Vicinity Map

Exhibit E Correspondence

cc: Front Counter Copy; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Brandon Swanson, RMA Services Manager; Frank and Michelle Hevrdejs, Property Owners; Anthony Lombardo & Associates, Agent; Joel and Dena Gambord, Interested Parties; Bruce Tichinin, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170535