

Zoning: “MDR/2-D (CZ)” Medium Density Residential/2 units per acre-Design Control in the Coastal Zone

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

Setting:

The project site is located to the southwest of 3128 Serra Avenue approximately 0.03 miles northeast of its intersection with Camino Del Monte Road, in the unincorporated area of westernmost Monterey County. The topography of the site encompasses an area containing a slight southwestern slope with elevations of approximately 450 to 457 feet above mean sea level. The majority of the site is composed primarily of Coast Live Oak trees as the upper canopy coverage with grasses and ornamental planting as understory.

Project overview:

The applicant proposes a two-story single family home on the site. The residence is to be constructed somewhat slightly off center on the site, close to the northeastern property line. A garage and carport are to be constructed in front of the residence, with a new driveway in approximately the same location as the existing driveway. Development proposed for the site requires the removal of five oak trees. Removal is necessary because the location of the trees is within or adjacent to the construction building footprint area.

Design Review:

The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The neighborhood consists of smaller lots with one and two story structures. This site is one of the last empty lots within the neighborhood. This proposal is a modest addition to the neighborhood that will blend into the existing character. New colors and materials consist of beige stucco walls, brown wood windows and brown shingle roofing materials. Based on the recommendation from the LUAC to use a darker beige on the stucco walls, the colors and materials are consistent with the character of the neighborhood for this area as they will blend into the site and surrounding areas.

Development Standards

Pursuant to Section 20.12.040 (MCC), the first single family dwelling on a legal lot of record requires a Coastal Administrative Permit. Under the Medium Density Residential Zoning District allowable lot coverage is 35%; proposed is 22.5%. There is also an allowable floor area ratio, which is 45%; the project proposes 45%. All other site development standards (i.e., setbacks, height) within the LDR zoning district have been met.

Tree Removal.

The project also requires a Coastal Development Permit pursuant to 20.146.060.A of the Carmel Coastal Implementation Plan, because the proposal includes tree removal of five Oak trees, which are protected (ranging from 8" to 14" inches in diameter). The Carmel Coastal Implementation Plan states “Removal of native trees shall be limited to that which is necessary for the proposed development. To minimize tree removal, siting, location, size and design shall be adjusted when necessary to minimize tree removal.” Originally, staff suggested the back porch be moved to the opposite side of the house to save three trees. However, the applicant stated the interior design would not allow for the relocation of the porch, as the back porch is off the living room and the design would not allow for the house to be flipped. Due to the site constraints, the whole house would have to be redesigned and likely still intrude into existing stands of trees. Based on this, staff supports retaining the deck as part of the project design. The licensed arborist also confirmed these trees are considered to be in fair condition; and the trees proposed for removal as part of the

deck addition are some of the smallest on site. A Condition of Approval requires the replacement of three Oak trees.

CEQA:

The project is exempt from further environmental review under the provisions of Sections 15303(a) and 15304 of the California Environmental Quality Act. Under the provisions of Section 15303(a), one-single family residence or a second dwelling unit in a residential zone is exempt. The project proposes one single family dwelling. Under the provisions of Section 15304, minor public or private alterations in the condition of land, water and/or vegetation which do not involve in the removal of healthy, mature, scenic trees are exempt. It was confirmed by an arborist that the site is very constrained and that these five trees were the minimum necessary for the development. They are not considered mature and they are not scenic trees.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have no recommended conditions:

- ✓ RMA-Planning
- ✓ RMA-Environmental Services
- ✓ RMA Public Works
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Carmel Highlands Fire Protection District

On December 4, 2017, the Carmel Highlands/Unincorporated Land Use Advisory Committee recommended approval of the project (4-0 vote), with a condition that a French drain be installed along the fence line of the Haussermann property next to the Randall property; lower deck wall over garage entrance to 6 ft., wall of deck to be constructed of wood not glass, and a darker sand color be used for the stucco walls of the new residence.

Prepared by: Elizabeth Gonzales, Associate Planner x5102

Reviewed by: Brandon Swanson, RMA Planning Manager

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

The following attachments are on file with the RMA:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution including:
 - B1 Recommended Conditions of Approval
 - B2 Site Plan, Floor Plan, and Elevations
- Exhibit C Vicinity Map
- Exhibit D LUAC Minutes

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Jacqueline R. Onciano, Chief of RMA-Planning; Brandon Swanson, RMA Services Manager; Elizabeth Gonzales, Project Planner; Natallia S and Eric D Haussermann, Owner; Lorena Burgos w/ Reid Lemer Architects, Applicant; The Open Monterey Project; LandWatch; Planning File PLN170534.