



Legislation Details (With Board Report)

File #: ZA 19-106 **Name:** PLN180534 - HOWE
Type: Zoning Administrator **Status:** Agenda Ready
File created: 5/21/2019 **In control:** County of Monterey Zoning Administrator
On agenda: 5/30/2019 **Final action:**
Title: PLN180534 - JULIE HOWE
Continued form May 9, 2019. Public hearing to consider construction of a two-story single-family dwelling with attached garage and guesthouse (approx. 4,090 sq. ft.).
Proposed CEQA Action: Categorically exempt per Section 15302 of the CEQA Guidelines
Project Location: 1105 Wildcat Canyon, Greater Monterey Peninsula Area Plan

Sponsors: Planning / RMA

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. EXHIBIT A - Project Data Sheet, 3. EXHIBIT B - Draft Resolution, 4. EXHIBIT C - Proposed Color and Materials (DA), 5. EXHIBIT D - Variance Request Withdrawal, 6. RESza_19-016_PLN180534_053019

Date	Ver.	Action By	Action	Result
5/30/2019	1	County of Monterey Zoning Administrator		

PLN180534 - JULIE HOWE

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Project Location: 1105 Wildcat Canyon, Greater Monterey Peninsula Area Plan

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find that the project is a single-family dwelling which qualify as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Design Approval for the construction of an approximately 3,195 square foot two-story single-family dwelling with an approximately 540 square foot attached garage and approximately 355 square foot attached guesthouse.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**).

Staff recommends approval subject to four (4) conditions.

PROJECT INFORMATION:

Owner: Julie Howe

Agent: Anatoly Ostretsov

Parcel Size: 9,701 square feet

APN: 007-441-012-000

Zoning: MDR/B-6-D-RES (Medium-Density Residential, Building Site, Design Control and Recreational Equipment Storage Zoning Districts)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is an approximately 9,701 square foot vacant corner lot located between Middle Ranch Road and Wildcat Road within the Monterey Peninsula Country Club Subdivision. Anatoly Ostretsov, the agent, has submitted a Design Approval application to construct a new two-story single-family dwelling and attached guesthouse.

Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

On May 9, 2019, this matter came before the Zoning Administrator for review. At the hearing, testimony was received from the neighbor and the applicant regarding the potential to move the home away from the shared property line. As designed, the move would necessitate a Variance to the front setback, and it would impact pine trees on the lot. Since the May 9 hearing, the applicant has resolved the matter with the neighbor and no changes are proposed in the design or location of the proposed structure.

DISCUSSION:

Project Overview:

The proposed two-story house has a 3,193 square foot floor plan and attached 541 square foot (2) car garage. The project also includes an attached 353 square foot guesthouse. The site plan also includes decorative hardscape/landscaped areas, outdoor patio area, fireplace, and motor courtyard driveway access from Wildcat Canyon Road. Minimal grading is associated with the residence consisting of 78 cubic yards cut and 96 cubic yards of fill. No tree removal is proposed on site.

Design Review

The proposed project meets all the site development standards of the zoning district MDR/B-6-RES Zoning Ordinance.

Main Structure Setback and Height Requirements:

- Front Setback: 20 feet (minimum)
- Side Setback: 5 feet (minimum)
- Rear Setback: 10 feet (minimum)
- Maximum height: 30 feet

Proposed Setbacks and Height for PLN180534:

- Front Setback: 20 feet
- Side Setback: 10 feet (east elevation)
- Side Setback: 22 feet (west elevation)
- Rear Setback: 21 feet and 8 inches
- Maximum height: 27 feet

The neighborhood surrounding the subject property is a mix of one-story and two-story architectural styles typical of Monterey County residential designs (i.e.: Monterey Spanish Colonial, Mediterranean, California Ranch, Pacific Lodge, and Contemporary Modern) developed from the 1950's to present. The proposed new two-story dwelling consists of a mid century modern ranch architecture style compatible with the overall character of the existing neighborhood and is consistent with the Greater Monterey Peninsula Area Plan and Title 21 of the Monterey County Design Control Zoning District.

The proposed elevations incorporate architectural elements on all four sides of the building, including standing seam shed metal roof with exposed heavy timber rafters and overhang eaves, recessed walls, window bays, decorative beams, acrylic stucco wall finishes with stone veneer and vertical wood siding accents. The use of a variety of materials are included, breaking the mass of the building planes, avoiding the less desirable “bulky” appearance or excessively large dwelling out of character within the existing neighborhood.

The overall color scheme consists of a palette of Barley Beige and Carmel stone natural color. The residence is located in a neighborhood containing a mix of other traditional and modern style residences. The home’s design, detailing, and material quality are consistent with the existing neighborhood character as required by the design guidelines of the Design Control Zoning District.

ZONING ADMINISTRATIVE HEARING DATE 5-9-19:

During the May 9, 2019 Zoning Administrator hearing, a neighbor expressed concerns regarding the proposed location of the single-family residential structure in relation to the setback from the shared side yard property line. Since that time, the neighbor requested that the Zoning Administrator consider relocating the proposed house 10 feet further from the side property line. As designed, moving the structure away from the property line would necessitate a Variance for the front yard setback and a Use Permit for the removal of protected trees. There are unique circumstances applicable to the property including a property line that begins unusually far from the edge of pavement on Middle Ranch Road. However, there is adequate room to build a single-family dwelling on the property within the required setbacks and the location on the property within the setbacks would not require removal of protected trees. In addition, staff has been informed that the applicant and neighbor have resolved the matter and that the project is acceptable as proposed.

As a result of the negotiations with the neighbor, no changes were made from the original plans presented to the Zoning Administrator on May 9, 2019.

CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction up to three new single-family dwellings in a residential zone. The project involves the construction of one single-family dwelling including an attached garage within High Density Medium Density Residential/Building Site Zoning District. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2.

OTHER AGENCY INVOLVEMENT:

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

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Pebble Beach CSD Fire District

On March 7, 2019, the Del Monte Forest Land Use Advisory Committee (LUAC) voted to approve the project (5-0 vote) as submitted.

FINANCING:

Funding for staff time associated with this project is included in the FY2018-2019 Adopted Budget for RMA-Planning.

Prepared by: Kenny Taylor, Associate Planner, x5102

Reviewed by: Craig Spencer, Interim Planning Services Manager ext. 5233

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

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

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

Exhibit C - Proposed Colors and Materials

Exhibit D - Variance Request Withdrawal

cc: Front Counter Copy; Zoning Administrator; Craig Spencer, Interim RMA Services Manager; Brandon Swanson Interim RMA Chief of Planning; Kenny Taylor, Project Planner; Julie Howe, Owners; Anatoly Ostretsov, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN180534