

SUMMARY/DISCUSSION:

The project site is located at 3109 Hacienda Road Pebble Beach, is designated for medium density residential use in the Greater Monterey area plan and is zoned Medium Density Residential, with Building site 6, Design Control, and parking of recreational equipment in the seaward zone overlays (MDR/B-6-D-RES). The project includes a remodel of an existing single family structure on the 10,000 square foot property meeting all of the site development standards for the district including height, lot coverage, and setbacks.

The Resource Management Agency reviewed the proposed Design Approval application (PLN170945) and noticed a pending administrative decision on the project for December 8, 2017. On December 7, 2017, a timely request for a public hearing was made by a neighbor to the site. The neighbor raised concerns regarding noise, light, and air quality impacts that might be produced by the outdoor barbeque area, exterior lighting, and construction-related impacts. A public hearing on the Design Approval was requested.

Having considered the concerns raised, staff is recommending additional conditions of approval for the proposed Design Approval that require submittal of an exterior lighting plan for review and approval (Condition 3) and a construction management plan (Condition 4). With regard to the potential for an outdoor barbeque area to have use-related noise and smoke impacts, these are ongoing residential uses of property which are often handled by the Sheriff or Environmental Health as the need arises. These potential nuisances (eg: noise) are regulated through existing Monterey County Ordinances, rather than through land use restrictions on the ability to construct a built-in barbeque area.

With the additional conditions incorporated, staff is recommending approval of the Design Approval as proposed.

OTHER AGENCY INVOLVEMENT:

The project has been reviewed by the Resource Management Agency - Planning Division. The following agencies will be involved in review and approval of the Building Permits required for the construction

Environmental Health Bureau
RMA-Public Works
RMA-Environmental Services
Water Resources Agency
Cypress Fire Protection District
RMA - Building Services

The proposed project was not referred to the Land Use Advisory Committee because, before the request for hearing, the project did not require a public hearing, was determined to be categorically exempt from CEQA, and does not involve any form of subdivision.

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 Adopted Budget for RMA-Planning.

Prepared by: Craig W. Spencer, Senior Planner, x 5233
Reviewed by: Brandon Swanson, Planning Services Manager
Approved by: John Dugan, Assistant Director of the RMA

The following attachments are on file with the RMA:

- Exhibit A - Draft Resolution
- Conditions of Approval
 - Site Plans, Floor Plans, and Elevations

Exhibit B - Letter from neighbor requesting public hearing

cc: Front Counter Copy; Brandon Swanson, RMA Services Manager; Tina Hannas-DeFreitas, Applicant; Porges Revocable Trusty, Owner; Bonnie Hays, Neighbor; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170945