

Construction of a one-story 4,528 square foot single family dwelling, including an attached garage, veranda, front porch, patio, in-ground swimming pool, and associated retaining wall is proposed on an existing 0.867 acre (37,790 sq. ft.) lot in the Pasadera Subdivision. The project site is located approximately three-quarters of a mile north of the Monterey-Salinas Hwy 68 Corridor and one-third of a mile west from the Nicklaus Club (Formerly known as Pasadera Country Club). The property is zoned for Low Density Residential use which provides for development of single-family dwellings as an Allowed Use (MCC Section 21.14.030.A). However, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development which is the reason this application has been brought to the Zoning Administrator.

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.

DISCUSSION:

Development Standards

The applicable development standards for the LDR zoning district are identified in MCC Section 21.14.060. These standards require special setbacks for the main dwelling unit of: 30 feet (front), 20 feet (rear), and 10% of the average lot width to a maximum of 20 feet (sides). The proposed setbacks for the projects are 40 feet (front), 67 feet (rear), and 10% of 160' average lot width which would result in 16 feet (side).

Maximum allowed structure height is 30 feet. The proposed max height for this single-family dwelling is 21 feet. The allowed maximum site coverage in the LDR district is 25 percent on lots of 20,000 square feet or more. The property is 37,790 square feet, which would allow site coverage of approximately 9,448 square feet. The proposed single-family dwelling unit would result in site coverage of approximately 5,755 square feet or 15.2 percent. Therefore, as proposed, the project meets all required development standards.

Design Review

Staff conducted a site visit on January 23, 2018. The project was staked and flagged and staff determined the design and location of the proposed development was appropriately sited for the lot. Slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The majority of the neighborhood consists of two-story dwellings over 5,000 square feet. The architectural style of the neighborhood is comprised of Spanish, Mediterranean and Moorish architecture. The proposed dwelling incorporates the aesthetics of Mediterranean architecture with arched doors, windows and a rustic tile roof. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include clay tile, beige stucco, dark brown trim and a wrought iron entry door.

Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260 (Preservation of Oaks & Other Protected Trees), no oak trees six inches or more in diameter two feet above ground level may be removed in any areas of Monterey County designated in the applicable area plan as Resource Conversation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction), without approval of the permits (s) required in Subsection 21.64.260D. The Chief of Planning may approve the removal of no more than three protected trees per lot in a one-year period. The applicant is proposing removal of two (2) Coastal Live Oak trees (8" in diameter) within the construction perimeter of the dwelling and will be replacing them with four (4) 5-gallon Coastal Live Oak trees. Since the proposed project is in a residential area, a tree removal permit is

necessary but, would not require an action by the Zoning Administrator.

Based on review of the project for conformance with all applicable codes, and staff's site visit to the project, staff presents this staff report, project plans, and color samples for consideration and recommends approval of the project.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction of a single-family dwelling. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

The project was referred to the Greater Monterey Peninsula Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on February 26, 2018, voted 3 - 0 to support the project.

FINANCING:

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

Prepared by: Son Pham-Gallardo, Assistant Planner, x5226

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, RMA Deputy 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:
 - Site Plan, Floor Plans, Elevations, Grading Plan,
 - Color and Material Finishes
- Exhibit C Del Monte LUAC Minutes (January 9, 2018)
- Exhibit D Vicinity Map

cc: Front Counter Copy; Son Pham-Gallardo, Assistant Planner; Brandon Swanson, RMA Services Manager; Richard Quaglia, Property Owner; Darren Davis, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170992.