



Legislation Details (With Board Report)

File #: ZA 18-019 **Name:**

Type: Zoning Administrator **Status:** Agenda Ready

File created: 4/2/2018 **In control:** County of Monterey Zoning Administrator

On agenda: 4/12/2018 **Final action:**

Title: PLN170954 - HANNAH
Public hearing to consider the demolition of an existing single family dwelling and construction of a two-story 3,388 square foot, single-family dwelling with an attached garage.
Project Location: 3046 Strawberry Hill Road, Greater Monterey Peninsula Area Plan
Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Project Data Sheet, 3. Exhibit B - Draft Resolution, 4. Exhibit C - LUAC Minutes, 5. Exhibit D - Vicinity Map, 6. REza_PLN170954_041218

Date	Ver.	Action By	Action	Result
4/12/2018	1	County of Monterey Zoning Administrator		

PLN170954 - HANNAH

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Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 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 demolition of a 2,095 sq. ft. single-family dwelling and the construction of a two-story 3,388 sq. ft. single-family dwelling with an attached garage, (2,161 sq. ft. main level, upper level 747 sq. ft., 480 sq. ft. attached two-car garage), 1,955 sq. ft. basement, reconfiguration of an existing terrace and entry stone patio, removing existing driveway and replace with concrete pavers.

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

PROJECT INFORMATION:

Agent: IDG, Inc./Amy Denney
Project Owner: Eric & Lucille Hannah
APNs: 007-482-003-000
Zoning: MDR/B-6-D-RES
Parcel Size: 9,684 square feet
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: Yes

SUMMARY:

The Applicant proposes to demolish an existing single family dwelling and develop a new single-family dwelling and an attached garage on an existing 9,684 square foot vacant lot in the Del Monte Forest. The project site is located approximately 0.15 miles west of Forest Lake and .025 miles west from the Monterey Peninsula County Club. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant to MCC Sections 21.12.030.A as an Allowed Use. 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 include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards, require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 10 feet (sides).

Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 27 feet. The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,684 square feet, which would allow site coverage of approximately 3,389 square feet. The proposed single-family dwelling unit, garage and terrace would result in site coverage of approximately 3,350 square feet or 34.6 percent. The floor area allowance is 35 percent for MDR district. The proposed dwelling and garage would result in floor area of approximately 3,388 square feet or 34.9 percent. The 1,955 square foot basement is not calculated in the floor area since it is constructed below ground. Therefore, as proposed, the project meets all required development standards.

Design Review

Staff conducted a site visit on February 6, 2018. Based on the staking and flagging, staff verified the construction of the proposed dwelling is within the same footprint of the existing dwelling, meeting the maximum building coverage. Staff determined the proposed design and location of the structure are appropriate for the site. No tree removal has been proposed, 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 neighborhood consists of one and two-story dwellings. The architecture style of the neighborhood is comprised of mixed designs dominated by traditional California Ranch and Bungalows. With the more recent development surrounding the neighborhood, the dwellings comprised of eclectic architecture ranging from Modern, Colonial, Spanish /Mediterranean. The proposed dwelling incorporates modern architectural aesthetics into a classic traditional farmhouse. Furthermore, the adjacent dwelling is owned by the same owner and the proposed dwelling is of similar architecture characteristics and will suitably blend in. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include dark gray slate roofing, gray cedar shingle siding, white wood trims and molding, veneer stone and white metal clad wood doors and windows. The proposed development is not visible from a common public viewing area; therefore, the proposed dwelling would not have an impact on a public viewshed and would not create a substantially adverse visual impact when viewed from a common public viewing area.

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.

CEQA:

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 Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on February 15, 2018, voted 5 - 0 to support the project as proposed with 2 absent.

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 (February 15, 2018)
- Exhibit D Vicinity Map

cc: Front Counter Copy; Son Pham-Gallardo, Assistant Planner; Brandon Swanson, RMA Services Manager; Eric & Lucille Hannah, Property Owner; Amy Denney, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170954.