



Board Report

File #: 24-135, Version: 2

PLN220327 - RIVERA STEVEN A & JUNE M TRS

Public hearing to consider recommending that the Zoning Administrator approve a Combined Development Permit to allow the construction of an 856 square foot detached accessory dwelling unit (ADU) and the removal of two protected trees including a 10 inch Coast live oak and a 33 inch Landmark Monterey Pine.

Project Location: 4161 Sunridge Road, Pebble Beach (Assessor's Parcel Numbers 008-071-011-000 & 008-071-012-000), Del Monte Forest Land Use Plan, Coastal Zone

RECOMMENDATION:

Staff recommends that the County of Monterey Historic Resources Review Board (HRRB) adopt a resolution recommending that the Zoning Administrator 1) Find the project qualifies for a class 3 exception pursuant to section 15303 of the CEQA guidelines; and 2) approve a Combined Development Permit consisting of: a) Coastal Administrative Permit and Design Approval to allow construction of an 856 square foot detached accessory dwelling unit; and b) a Coastal Development Permit to allow the removal of two protected trees including a 10 inch Coast live oak and a 33 inch Landmark Monterey Pine.

DISCUSSION:

The property is developed with a single-family residence, and associated site improvements including a driveway, fence, and landscaping. The applicants are proposing to construct a detached accessory dwelling unit.

The existing single-family residence is also known as the “Ferris Bagley House”, which was listed on the Monterey County Register of Historic Resources on December 15, 2023 (Exhibit E, Board of Supervisors Resolution No. 23-224), and is subject to an approved Historic Property (Mills Act) contract. The home an example of post WWII Second Bay Region architectural design, was designed by San Francisco architect John E. Dinwiddie, and was constructed in 1948. The property is historically significant at the local level under California Register criterion 3 as an excellent and early example of Post World War Two Second Bay Region design. Its defining characteristics include its rather cubist like footprint, vertical, flush redwood board exterior wall cladding, flat roof with a slight lift toward the south and fully glazed walls in the main living area that seem to lead outdoors and to take advantage of both the intimate and far views of nature afforded by the hill-top siting of the residence.

The applicant proposes to construct a new 856 square foot detached ADU and remove two protected trees. A phase II historic report (Exhibit D, LIB240046) was prepared by Kent Seavey to evaluate whether the project would impact the historic resource onsite. It concluded that the proposed ADU is consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties, and it will not have an adverse impact on the existing historical structure.

Consistent with standard #9, the new addition will not destroy historic materials, features, or spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The new accessory dwelling unit will be setback 12 feet from the historic structure. The proposed colors and materials for the ADU include vertical panel siding painted to match the existing main structure, copper painted aluminum fascia, metal framed glass sliding doors, off-white stucco for the exterior staircase, black metal cable railing, metal framed windows with a white finish, with decorative

black posts and a stacked stone chimney to match the existing structure. These design choices will be compatible with the architecture of the main home while not copying or mimicking its character-defining features.

Consistent with standard #10, construction of the ADU will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The ADU will be detached with ample space between the structures, and if removed in the future the Ferris Bagely House would not be physically impacted by development as the two structures are 12 feet apart.

The Mills Act contract on the property requires that the owner rehabilitation and/or preserve the property in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. As discussed above, the project is consistent with these standards as proposed. Therefore, the project would not conflict with the provisions of the Mills Act contract.

CEQA

The proposed project qualifies for a class 3 exemption pursuant to section 15303 of the CEQA Guidelines with no exceptions to section 15300.2. The project includes new construction of a small structure and is not located in an environmentally sensitive habitat and will not have an adverse impact on any significant resources nearby. Additionally, future additions to, or demo/rebuilds of the structure, will not have a cumulative impact on the environment, there are no unusual circumstances regarding this project that will cause a significant impact to the environment, the project is not visible from any scenic highways, the project is not located on a hazardous waste site and the proposed project will not cause a substantial change to any historical resources.

Prepared by: Zoe Zepp, Assistant Planner

Reviewed and Approved by: Phil Angelo, Associate Planner

The following attachments are on file with Housing and Community Development:

- Exhibit A - Draft Resolution
- Exhibit B - Project Plans, Colors and Materials and Renderings
- Exhibit C - Phase I Historic Assessment (LIB140306)
- Exhibit D - Phase II Historic Assessment (LIB240046)
- Exhibit E - Board of Supervisors Resolution No. 23-224
- Exhibit F - Site Photos

cc: Cristo Staedler (Agent); Project File PLN220327