



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #: PC 18-030 **Name:** PLN170468 - SALIB
Type: Planning Item **Status:** Agenda Ready
File created: 4/4/2018 **In control:** Monterey County Planning Commission
On agenda: 4/11/2018 **Final action:**
Title: PLN170468 - SALIB
Public hearing to consider the construction of the first single family dwelling on a vacant lot which includes development on slopes in excess of 25%
Project Location: 25575 Chiquito Place, Carmel
Proposed CEQA action: Categorically Exempt per §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 - Vicinity Map, 5. Exhibit D - LUAC Minutes, 10-16-17, 6. Exhibit E - LUAC Minutes, 12-18-17, 7. Exhibit F - Geotechnical Report 8-23-17, 8. Exhibit G - Site Design and Runoff Reduction Checklist, 9. Hearing Submittal _ PLN170468 _041118, 10. RESpc_18-015_PLN170468_041118

Date	Ver.	Action By	Action	Result
4/11/2018	1	Monterey County Planning Commission		

PLN170468 - SALIB

Public hearing to consider the construction of the first single family dwelling on a vacant lot which includes development on slopes in excess of 25%

Project Location: 25575 Chiquito Place, Carmel

Proposed CEQA action: Categorically Exempt per §15303 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find the project is a single-family residence which qualifies for a Class 3 categorical exemption pursuant to Section 15303 of the California Environmental Quality Act Guidelines and that none of the exceptions under section 15300.2 apply; and
- 2) Approve a Combined Development Permit consisting of:
 - a. Administrative Permit and Design Approval to allow the construction of a new 2,939-square foot two-level single family dwelling, a 508-square foot attached garage, a 587-square foot deck/covered patio and associated grading; and a
 - b. Use Permit for development on slopes exceeding 25%.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 18 conditions of approval.

PROJECT INFORMATION:

Agent: Frank Campo

Property Owners: Anthony Salib

APN: 015-052-026-000

Parcel Size: 1.00192 acres (43,749 square feet)

Zoning: LDR/1-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

Located in Carmel Valley off the cul-de-sac terminus of Chiquito Place, the subject parcel is less than a half mile east of Highway 1. The subject site is the last vacant lot in the Chiquito Place cul de sac. Existing single family dwellings are located on varying degrees of steepness (e.g. steeper on the southeast) and are generally recessed into the lots. The Low Density Residential zoning is combined with Resource Allocation and Site Plan Review overlays; a Design Control overlay also regulates the project. This proposal would improve a vacant triangular lot with the first single family dwelling, including an attached garage. The lot is constrained by a steeply-inclined west-facing slope and will require development on slopes exceeding 25 percent in some areas. No visual impacts were identified from Highway 1 or Carmel Valley Road. Neighbors previously voiced concerns over setbacks and requested retaining walls as necessary to stabilize the slope (**Exhibit D**). These issues were resolved in the second LUAC meeting, and there are no outstanding public concerns with the project (**Exhibit E**).

DISCUSSION:

Project Issues:

SLOPE. The proposed single family dwelling would be situated on a sloping hillside. The plans show a terraced design where the main level and attached garage will sit at the top of the slope and a partial lower level will step down with the slope. The main level will utilize raised wood floors and the basement and garage will have concrete floor slabs on grade. Low retaining walls are planned along the driveway (approx. 8 inches tall). After taking the Land Use Advisory Committee's comments into consideration, the applicant moved the house 20 feet to the west which dropped the finished floor by 7 feet. The driveway was also redesigned to allow more clearance to adjacent lots. There are no other siting alternatives without imposing undue restrictions on the applicant or the removal of more trees. Slopes range from 20 to 40 percent and the gentler part of the slope has been chosen for development. The project has been appropriately and ideally sited on the lot to reduce overall impacts. The Geotechnical Report (**Exhibit F**) concludes that the site is geotechnically suitable for the proposed residence. The primary geotechnical considerations are the hillside setting of the site, and the potential for excessive foundation differential settlement that could be caused by the variable depths of cuts and fills. For these reasons, the recommendation is for the residence and retaining walls attached to the structure be supported by a system of drilled, cast-in-place concrete piers interconnected by grade beams. The piers should penetrate through any fill and surface soil to be embedded into firm sandstone bedrock. Fills should be placed and compacted in accordance with common hillside grading practices-this will entail keying and benching of the slopes to receive fill. To help reduce the potential for subsurface water to affect the lower level floor slab, a sub-slab drainage system should be provided. Through Condition Number 11 (Geotechnical Certification), RMA-Environmental Services will verify that a licensed practitioner has overseen the project and that the construction is in conformance and in accordance with the recommendations made in the Geotechnical Engineering Report.

EROSION CONTROL. The site's profile calls for the implementation of an erosion control plan. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to protect the site from erosion damage. The preliminary Erosion Control Plan (**Exhibit B**, Sheet C5) shows fiber rolls to be installed in the west (rear), south, and east sections of the lot and along the driveway. Pursuant to Condition Number 15, prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services. This pre-construction meeting will ensure that all erosion control measures and best management practices are in place before actual construction. According to the Geotechnical Engineering Investigation (**Exhibit F**), proposed retaining walls

facing habitable areas or areas where intrusion of moisture would be undesirable should be thoroughly waterproofed in accordance with the specifications of the architect/engineer. In addition, a condition addressing erosion control has been added to the project, see Erosion Control Plan (Condition No. 10). This type of condition is a standard condition, even when a preliminary Erosion Control Plan has already been submitted by the applicant. The finalized Erosion Control Plan will be reviewed and approved by RMA-Environmental Services Department and is required prior to the issuance of any grading or building permits. Post-construction requirements (PCRs) for development projects in the Central Coast Region shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist (**Exhibit G**) and will also be reviewed by RMA-Environmental Services via Condition Number 16 (Stormwater Control Plan).

SETBACK CALCULATION. The project meets setback requirements for LDR lots. The required front yard setback is 30 feet for main structures and 50 feet for non-habitable accessory structures. The house and garage will be 82 feet from the front property line. The required side setbacks are 10 percent of the average lot width, not to exceed 20 feet. The parcel is narrowest at the front where it fronts Chiquito Place and widens toward the back, with the widest portion at the rear property line. The plans show the narrowest part of the lot to be 49.99 ft. and the widest width to be 274.8 ft. Ten percent of the average lot width is shown to be 16ft, 5in. The house will be 25ft, 2 in. from the north property line and 24ft 2in. from the south property line. Therefore, the project meets the setbacks required for the proposed development.

DEVELOPMENT STANDARDS

Design Review

The subject site is the last vacant lot in the Chiquito Place cul de sac. Existing single family dwellings are located on varying degrees of steepness (e.g. steeper on the southeast) and are generally recessed into the lots. The existing homes are painted with muted earth tones and contrasting trims. The Salib project is proposing a “Tan Plan” exterior stucco, “Ladera Blend,” tile roof, and a dark brown painted steel garage door; these colors and materials are consistent with the neighborhood character. The planned two-level single family dwelling with an attached garage does not disrupt the existing aesthetic. The bulk and mass of the proposed dwelling has been analyzed and found to be appropriate for the site as it does not create an adverse visual presence.

The applicant proposes to remove 1 (one) 18-inch pine tree for the purposes of development. Pursuant to the language and requirements of the Monterey County Zoning Ordinance (Title 21) Section 21.64.260 (Preservation of Oaks & Other Protected Trees) and the Carmel Valley Master Plan, Oaks, Madrones and Redwoods are protected tree species. Pines, however, are not listed as a protected species. Therefore, the sections addressing the removal three or less protected trees (Section 21.64.260, 2) or the removal of more than three protected trees (Section 21.64.260, 3) do not apply.

A private septic system (including septic tank, primary leech field and reserve leech field) is also part of this project and is proposed to the rear of the lot. The septic system meets the minimum setbacks from the structure. Minimum horizontal distance required from a structure to a septic tank is 5 feet; the proposed septic tank will be placed 22 feet downslope from the edge of the residence. The minimum distance required from a structure to a leach field is 10 feet; the primary leach field is 24 feet downslope from the proposed residence. The minimum distance required from the property line to a leach field is 10 feet; the reserve leach field is over 50 feet from the edge of pavement on the west side (rear).

Staff finds that the proposed project meets all of the site development standards (height, setbacks, coverage, etc.) for the Low Density Residential (LDR) zoning:

Main Structure Setback and Height Requirements:

Front Setback: 30 feet (minimum)

Side Setback: 10% of the average lot width, to a maximum required of 20 feet

Rear Setback: 20 feet (minimum)

Maximum height: 30 feet

The Salib project proposal meets all site development standards as detailed below:

Front Setback: 80+ feet

Side Setbacks: 25'2" and 24'2" feet

Rear Setback: 80+ feet

Height: 15'6" (front) 26 feet (rear)

PARKING

Pursuant to Chapter 21.58 (Regulations for Parking) under Monterey County Zoning Ordinance Title 21, all residential zoning districts other than HDR and MDR districts, residential development is not required to provide covered parking spaces provided that the development provides the total number of parking spaces otherwise required under Section 21.58.040.

The subject project proposes to add a two-car garage. Therefore, this project meets the parking requirements listed under Residential Use.

CEQA

This project is categorically exempt from CEQA review pursuant to §15303(a), Class 3 for the first single-family residence. The project consists of the first single family home and an attached 2-car garage. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Reports provided conclude that the proposed project is suitable for the site.

OTHER AGENCY INVOLVEMENT:

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

RMA-Public Works

RMA-Environmental Services

RMA- Environmental Health Bureau

Water Resources Agency

Cypress Fire Protection District

Carmel Valley Land Use Advisory Committee

LUAC

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on two occasions: October 16 and December 18, 2017. On the first occasion, the item was continued because neighbors and LUAC members felt concerns could be mitigated by revising the proposed design; concerns included setbacks (structure too close to neighbor) and retaining walls. After the applicant submitted revised plans illustrating the structure's shift to the west about 20 feet, the item was placed on the December 18th agenda where the Committee unanimously voted to support the project with changes with 7-ayes and 0-noes. Changes included undergrounding utilities (see condition no. 9) and adding retaining walls as needed.

Prepared by: Maira Blanco, Assistant Planner, x5052

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, AICP, 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 - Resolution

- Conditions
- Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - LUAC Minutes, 10/16/2017

Exhibit E - LUAC Minutes, 12/18/2017

Exhibit F - Geotechnical Report 8/23/2017

Exhibit G - Site Design and Runoff Reduction Checklist

cc: Front Counter Copy; Planning Commission; Brandon Swanson, RMA Services Manager; Maira Blanco, Project Planner; Glen (Fratantoni Design), Frank Campo (C3 Engineering) agents; Anthony Salib, property owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170468.