



County of Monterey

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

Legislation Details (With Board Report)

File #: A-14535 **Name:** PLN180334-BRADLEY
Type: Zoning Administrator **Status:** Agenda Ready
File created: 10/21/2019 **In control:** Monterey County Zoning Administrator
On agenda: 10/31/2019 **Final action:**
Title: PLN180334-BRADLEY
Public hearing to consider a permit to allow demolition of a single family dwelling (after-the-fact) and to allow construction of a new 4,263 square foot single family dwelling including attached garage.
Project Location: 3226 San Lucas Road, Carmel, Carmel Area Land Use Plan, Coastal Zone
Proposed CEQA Action: Categorically Exempt per Section 15302 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 Mlnutes, 6. Exhibit E-Historic Survey, 7. Exhibit F_Previously Approved Design Approval, 8. Exhibit G-Complaint

Date	Ver.	Action By	Action	Result
10/31/2019	1	Monterey County Zoning Administrator		

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RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find that the project is a single-family dwelling which qualifies 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 an after-the-fact Coastal Administrative Permit to allow demolition of a single family dwelling and a Coastal Administrative Permit and Design Approval to allow construction of a new 4,263 square foot single family dwelling including attached garage.

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

Staff recommends approval subject to five conditions of approval.

PROJECT INFORMATION:

Agent: Sandra Dimas

Project Owner: Harlan Bradley

APN: 009-051-003-000

Zoning: MDR/2-D(CZ)

Parcel Size: Approximately 11,846 square feet

Flagged and Staked: No

SUMMARY:

The property in question is located within the Carmel Woods neighborhood north of the City of Carmel by the Sea and is surrounded by other residential uses. On October 19, 2017, an over-the-counter Design Approval was approved (PLN170878) allowing the construction of a 500 square foot addition to an existing single family dwelling and built up roof system. The applicant obtained a building permit on December 21, 2017 and began construction on the improvements. On January 16, 2018, staff became aware that the entire house had been demolished which is beyond the scope of work authorized in the approved permits. A stop work order was placed on the property until appropriate permits were obtained. The applicant now proposes to obtain after-the-fact approval for demolition of the existing single family dwelling and a permit to allow construction of a new single family dwelling with an attached garage (4,263 square feet total). Twice the normal fee for the after-the-fact permit has been charged in this case and the permit has been reviewed as though the violation did not exist.

The site is zoned for Medium Density Residential use, which allows development of single-family. The site is also subject to a Design Control zoning overlay which requires review of the project for siting, design, and neighborhood character. Staff has reviewed the proposal and found it consistent with the relevant standards in the Carmel Land Use Plan, Coastal Implementation Plan Part 4, and the Zoning Ordinance (Title 20). The residential use is allowed in the MDR zoning district, the project meets site development standards for the MDR district, and the home has been appropriately sited and designed to fit within its setting.

An Administrative hearing on this project was originally set for administrative approval on August 9, 2018; however, the County received a request for public hearing during the noticing period. Therefore, this item is set for public hearing and consideration before the Zoning Administrator. Concerns raised in the request for hearing focused on lack of parking onsite with a non-conforming detached garage in the front setback of the property and the angle at which the driveway connects the garage to San Lucas Road (Written comments are attached as Exhibit G). Staff worked with the applicant and the plans have been revised to remove the non-conforming garage and construct a new two car garage attached to the main residence with direct driveway access from San Lucas. Additional information is provided in the discussion below.

DISCUSSION:

Project Description and Setting

This Coastal Administrative Permit would allow the demolition of an existing single family dwelling and construction of a 4,263 square foot single family dwelling on a 11,846 square foot lot in the Carmel Woods neighborhood. The property is located at 3226 San Lucas Road, Carmel (Assessor's Parcel Number 009-051-003-000) within the Carmel Land Use Plan in the Coastal Zone.

Site Development Standards

The parcel is zoned Medium Density Residential/two units per acre, with a Design Control overlay (Coastal Zone) [MDR/2-D (CZ)]. The development standards for the MDR zoning district are identified in MCC Section 20.12.060 (Title 20 - Coastal Zoning Ordinance). Required setbacks in this MDR district are 20 feet (front), 10 feet (rear), and 5 feet (sides). The proposed residence has a 20-foot front setback, 24-foot rear setback, and five-foot side setbacks. The proposed height of the home is 16 feet and eight inches, well below the height maximum of 30 feet. The maximum floor area ratio in the MDR/2 zoning designation is 45%, or 5,331 square feet based on the 11,846 square foot lot size. This home would be a total of 4,263 square feet. Lot coverage for the MDR/2 district is 35% or 4,146 square feet. The proposed development would have a lot coverage of 4,146 square feet. Therefore, the project as proposed meets all site development standards for the MDR/2 zoning district.

Parking

In the request for a hearing on this matter, a neighbor to the property expressed concerns about a non-

conforming garage located within the front setback that does not provide adequate parking on the site and has an angled driveway approach that is not conducive to turning movements on and off San Lucas Road. This home, which was demolished without a permit, was constructed in 1948 and included a detached garage in the front of the home located approximately within eight feet from the front property line. Staff worked with the applicant, and the plans have been revised to remove the non-conforming garage and construct a new two car garage attached to the main residence. The new two-car garage will be setback 20 feet from the front property line and the garage location will provide more direct access to/from the site. With two covered parking spaces, the project meets parking requirements for the MDR zoning district. At a Land Use Advisory Committee hearing on this project, a neighbor, who had voiced concerns regarding parking and front setbacks, reviewed changes to the site plan which include a garage setback 20 feet from the front property line agreed with changes proposed.

Design Review

This property is located off Highway 1 on San Lucas Road in the Carmel unincorporated community area. This home was constructed in 1948 with the garage in the front of the home located approximately six feet and eight feet from the front property line. The applicant submitted a Phase I Historic Survey by Kent Seavey dated August 28, 2017 (LIB180072) that concludes that the home was not historically significant. The home that existed before it was demolished was a one-story single-family dwelling with a white stucco exterior and a Spanish tile roof. The applicant proposes to use similar colors and materials in the new construction and add stone accents on portions of the house.

The design and location of the proposed development are appropriate for the site. No tree removal has been proposed, the site is relatively flat with slopes less than 25%, and the development will not adversely affect resources at the site or be adversely affected by those resources. The proposed residence will generally be located in the area that previously contained a single family dwelling. A new wing of the house will extend toward the rear of the property along the eastern property line. The home will appear to be one-story of modest mass when viewed from San Lucas Road and the surrounding public roadways.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The architecture style of the neighborhood is comprised of eclectic designs ranging from traditional California Ranch, Modern, Spanish Revival and French Rural. The proposed exterior colors and materials are consistent with the residential setting. The applicant wants to reuse the exiting Spanish tile roof from the previously demolished home and add caramel colored stone veneer to the exterior of the house. Upon completion, this home will blend well with the existing character of the neighborhood.

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 within a residential zone. 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:

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

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Cypress Fire Department

LAND USE ADVISORY COMMITTEE:

Due to the requests for a public hearing, this project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the proposal at a duly-noticed public meeting on May 20, 2019 and recommended approval of the project by a vote of 5-0. Neighbors who had voiced concerns regarding parking and front setbacks reviewed changes of the site plan which include a garage setback 20 feet from the front property line agreed with changes proposed.

Prepared by: Yasmeen Hussain, Associate Planner, x6407

Reviewed by: Craig Spencer, RMA Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director of Land Use and Community Development

The following attachments are with the Resource Management Agency:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, and Elevations
- Color and Material Finishes

Exhibit C - Vicinity Map

Exhibit D - LUAC Minutes

Exhibit E - Historic Survey

Exhibit F - Previously Approved Design Approval

Exhibit G - Complaint

cc: Front Counter Copy; California Coastal Commission; Yasmeen Hussain, Planner; Brandon Swanson, RMA Services Manager; Harlan Bradley, Property Owner; Sandra Dimas, Agent; Ernie Lostrom, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180334