



Board Report

File #: PC 16-028, **Version:** 1

PLN150500 Panattoni

Public hearing from June 29, 2016 to consider action on a Combined Development Permit to merge three parcels into two parcels; demolish an existing single family dwelling and construct single family dwellings on each of the newly configured parcels.

Proposed CEQA Action: Addendum to a Negative Declaration

1476 and 1482 Cypress Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.

RECOMMENDATION:

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

1. Consider an addendum together with the Mitigated Negative Declaration; and;
 2. Approve a Combined Development Permit to allow:
 - a Coastal Development Permit for a Lot Line Adjustment to merge three legal parcels into two parcels;
 - b Coastal Administrative Permit and Design Approval to allow the demolition of an existing single family dwelling and construct a new single family dwelling with attached garage;
 - c Coastal Administrative Permit and Design Approval to construct a new single family dwelling with an attached garage;
- based on the findings and evidence and subject to 23 conditions of approval (**Exhibit C**).

PROJECT INFORMATION:

Owner: Panattoni, Carl D and Mary Jane TRS

Project Location: 1476 and 1482 Cypress Drive, Pebble Beach

APNs: 008-455-007-000, 008-411-017-000 and 008-455-008-000

Zoning: "LDR/1.5-D (CZ)" Low Density Residential/1.5 acres per unit-Design Control District in the Coastal Zone

Agent: Aengus L. Jeffers, Attorney

Plan Area: Del Monte Forest Land Use Plan

Parcel sizes: 2.42 acres, collectively

Flagged and Staked: Yes, installed prior to the LUAC meeting, still in place

SUMMARY:

On June 29, 2016, this item was continued to the August 31, 2016 hearing due to several concerns with the project. Those concerns included a lot line adjustment creating a nonconforming parcel to accommodate house which would otherwise not fit on the lot; the project was not consistent with the Scenic Resource policies of the Del Monte Forest or site development standards of the Low Density Residential zoning district. Staff had conditioned the project to:

1. Conform to zoning lot size standards (minimum 1.0 Ac),
2. Modify the proposed house design consistent with the requirements of the zoning district (Floor Area Ratio, Site Coverage, etc)
3. Provide visual access across the site by providing visual access through the front fence and when the house is reduced in size that the foot print be modified to provide visibility corridors across the property.

The Planning Commission did not agree that a project should be conditioned in order to become consistent with the policies. They continued the project in order to give the applicant the opportunity to address these concerns and revise the project. They were supportive of staff recommendations that the lot line adjustment conform to the 1 acre minimum lot sizes and the applicant provide more visual access across the site. The applicants have made modifications, some slightly different, but the project now achieves the intent of the policies. Staff recommends approval of the proposed project.

OTHER AGENCY INVOLVEMENT:

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
Environmental Health Bureau
Pebble Beach Community Services District
- √ Water Resources Agency
California Coastal Commission

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on March 3, 2016. The LUAC recommended approval of the project by a vote of (5-0 vote) with no recommended changes or issues identified. (**Exhibit D**)

FINANCING:

Funding for staff time associated with this project is included in the FY2015-2016 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, Ext. 5102

Reviewed by: John Ford, RMA Services Manager, Ext. 5178

Approved by: Carl P. Holm AICP, Resource Management Agency (RMA) Director

Attachments:

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| Exhibit A | Project Data Sheet |
| Exhibit B | Discussion |
| Exhibit C | Draft Resolution, including: |
| | • Conditions of Approval |
| | • Site Plan, Floor Plan, and Elevations, |
| Exhibit D | Vicinity Map |
| Exhibit E | Land Use Advisory Committee Minutes |
| Exhibit F | Addendum/Mitigated Negative Declaration |

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Pebble Beach District; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; Aengus L. Jeffers, Attorney, Applicant; California Coastal Commission; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director; Office of District 5 Board of Supervisors