



County of Monterey

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

Board Report

File #: ZA 16-030, **Version:** 1

PLN160253 - Garibaldi

Public hearing to consider action on a Design Approval to allow the construction of a single family dwelling.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a).

1030 Marcheta Lane, Pebble Beach, Greater Monterey Peninsula Area Plan.

RECOMMENDATION:

It is recommended that the Zoning Administrator conduct the public hearing, consider the information presented by the applicant, neighbors and staff and continue the public hearing to November 10, 2016 allowing the applicant to submit revised plans eliminating the exterior courtyard and pulling the structure further from the rear property line and to modify the retaining wall adjacent to neighboring trees.

PROJECT INFORMATION:

APN: 007-342-002-000

Agent: Eric Miller, Architect

Plan Area: Greater Monterey Peninsula Area Plan

Zoning: Medium Density Residential (MDR/B-6-D-RES)

Parcel Size: 0.24 acre

Flagged and Staked: Yes, installed prior to application submittal and still in place

Planner: Bob Schubert, AICP, Senior Planner

SUMMARY:

The applicant seeks to demolish an existing 2,254 square foot single family house to be replaced by a 3,671 square foot two-story single family dwelling at 1030 Marcheta Lane in Pebble Beach. The parcel is zoned MDR/B-6-D-RES (Medium Density Residential/Building Site-Design Control-Parking and Use of Major Recreational Equipment Storage in Seaward Zone), which allows single family homes with a Design Approval. Pursuant to Section 21.44.040, the Zoning Administrator is the appropriate authority to consider the Design Approval for this project. The project is consistent with the 2010 General Plan, Greater Monterey Peninsula Area Plan and Title 21 (Zoning Ordinance).

The Del Monte Forest Land Use Advisory Committee (LUAC) voted 5-1-1 to recommend denial of the project because the massing of the structure is out of proportion with the neighborhood. The project includes an interior unroofed area (referred to as "exterior courtyard patio" on the plans) which pushes the mass of the structure into the rear yard area.

Staff is recommending that the applicant be directed to submit revised plans eliminating the exterior courtyard and pulling the structure further from the rear property line. Pulling the home further from the rear property line will provide more open space in the rear yard which is more in keeping with the neighborhood. Realigning the retaining walls along the south property line would avoid impacts to trees on the neighboring property to the south. In the event that the Zoning Administrator decides to deny the application, or if the applicant does not agree to the changes, a resolution to deny the Design Approval has been prepared.

FINANCING:

Funding for staff time associated with this project is included in the FY2016/17 Adopted Budget for RMA-Planning.

Prepared by: Bob Schubert, AICP, Senior Planner, Ext. 5183

Approved by: John Ford, RMA-Service Manager, Ext. 5158

Carl P. Holm, Resource Management Agency Director

ATTACHMENTS:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution Denying the Design Approval Application

Exhibit D - Vicinity Map

Exhibit E - Proposed Colors

Exhibit F - LUAC Minutes

Exhibit G - Letter from Neighbors

Exhibit H - Arborist Report by Frank Ono dated January 27, 2016

Exhibit I - Arborist Report by Maureen Hamb dated March 2016

Exhibit J - Comparison of nearby lot development

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA-Planning Services Manager; Eric Miller, architect, Todd and Barbara Garibaldi, property owners, Randi Green, neighbor, The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160253