



County of Monterey

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

Board Report

File #: ZA 16-031, **Version:** 1

PLN160437 - Cooke

Public hearing to consider action on an Administrative Design Approval to allow a second-story addition and other minor alterations to the existing house and site.

Proposed CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e)(1)
3055 Sloat Rd, Pebble Beach, Greater Monterey Peninsula Area Plan

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- Find the project Categorically Exempt per CEQA Section 15301(e)(1); and
- Approve a Design Approval allowing a second-story addition and minor modifications to the existing residence and site.

PROJECT INFORMATION:

APN: 007-483-008-000

Parcel Size: 0.21253 acres or 9,258 square feet

Zoning: MDR/B-6-D-RES or Medium Density Residential, Building Site, Design Control and Regulations for Parking and Use of Major Recreational Equipment Storage in Seaward Zone Districts.

Agent: Robert Mandurrago

Flagged and Staked: Yes, the site was staked and flagged prior to application submittal and remaining through the hearing.

SUMMARY:

This project was submitted, processed and noticed as a Use Permit and Design Approval. Upon further review, the entitlement for a Use Permit is not necessary and only an Administrative Design Approval is required. Normally this would be noticed for administrative approval, but since it has already been noticed for consideration by the Zoning Administrator, it is being acted on by the Zoning Administrator. The design of the modification is consistent with the existing house, and of the neighborhood. The installation of the fencing is compatible with the neighborhood and is not in a location that conflicts with any visually sensitive areas. No conditions of approval are attached; the Zoning Administrator will document action on this by signing the Design Approval Form which is attached to this report. Therefore, staff recommends that the Zoning Administrator approve the Cooke's Administrative Design Approval for the proposed second-story guesthouse and for other proposed site improvements.

The Del Monte Land Use Advisory Committee (LUAC) recommended approval of this project as proposed.

See *Discussion* (Exhibit A) for further information.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

- Environmental Health Bureau
- RMA-Public Works

- RMA-Environmental Services
- Water Resources Agency
- Pebble Beach Community Services District (CSD)

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on July 21, 2016. One member of the public voiced concern over the proposed second story guesthouses obstructing private views to trees and ocean. At this meeting, county staff liaison responded that private views are not protected. The LUAC proceeded in recommending approval of the project by a vote of 7-0 (1 LUAC member absent) (Exhibit F).

FINANCING:

Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning.

Prepared by: Nadia Amador, Associate Planner, Ext. 5114

Approved by: John H. Ford, Planning Services Manager, Ext. 5158

This report was reviewed by Carl P. Holm, RMA Director, Ext. 5103

Attachments:

Exhibit A - Discussion

Exhibit B - Project Data Sheet

Exhibit C - Design Approval Form including:

- Guesthouse Regulations, MCC Section 21.64.020
- Site Plan, Floor Plan, and Elevations

Exhibit D - Vicinity Map

Exhibit E - Photographs of Existing Home with Flagging and Staking

Exhibit F - Del Monte LUAC Meeting Minutes

cc: Front Counter Copy; John H. Ford, RMA Services Manager; Robert Mandurrango, Agent; Pebble Beach CSD; Environmental Health Bureau; RMA-Public Works; RMA-Environmental Services; Water Resources Agency; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160437.