



Board Report

File #: ZA 16-038, **Version:** 1

PLN160213/HOLMAN RANCH HOLDINGS LLC (LOWDER)

Public hearing to consider action on an Administrative Permit and Design Approval to allow the construction of a single family dwelling with attached garage, and barn in the "S" (Site Plan Review) Zoning Overlay District.

Proposed CEQA Action: Exempt from CEQA per Section 15303 of the CEQA Guidelines.

70 Holman Road, Carmel Valley, Carmel Valley Master Plan

RECOMMENDATION:

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

- a. Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- b. Approve an Administrative Permit and Design Approval to allow the construction of a single-family dwelling with an attached garage, and a non-habitable accessory structure (barn), in the "S" (Site Plan Review) Zoning Overlay District, based on the findings and evidence and subject to fifteen (15) conditions of approval.

PROJECT INFORMATION:

Owner/Applicant: Holman Ranch Holdings LLC

Project Location: 70 Holman Road, Carmel Valley

APN: 187-481-003-000

Zoning: Rural Density Residential, 10 acres minimum per unit, with Design Control, Site Plan Review and Residential Allocation Zoning District Overlays (RDR/10-D-S-RAZ)

Parcel Size: approximately 70 acres

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant requests approval of an Administrative Permit and Design Approval to allow development of a 4,561 square foot single-family dwelling with an attached 561 square foot garage, and a 2,095 square foot non-habitable accessory structure (barn). The construction of single-family dwellings and accessory structures are an allowed use in the RDR zoning district, and the proposed colors and material finishes are consistent with other dwellings in the neighborhood.

Pursuant to Monterey County Code, Administrative Permits are determined by the Chief of Planning unless they are referred to the Zoning Administrator for consideration. Prior to staff scheduling this application for administrative approval by the Chief of Planning, two members of the public requested a public hearing (**Exhibit E**). Therefore, this item was set for public hearing before the Zoning Administrator. The concerns expressed by the public involve the possible use of the proposed single-family dwelling and barn for visitor-serving commercial operations. To address this concern, staff recommends a condition (Condition No. 15) which states this entitlement would not grant or allow the proposed structures to be used for transient or visitor-serving operations; and that the legal, non-conforming status of the existing Holman Ranch visitor-serving operations would not extend to the proposed structures.

In response to neighbor concerns raised and recommendations made at the Carmel Valley Land Use Advisory Committee (LUAC), the Applicant has revised the project to reduce the overall height of the single-family dwelling and to identify a location for roof-mounted solar panels. The Applicant has also agreed to use treated windows to reduce the potential of glare impact on surrounding neighbors. As proposed and conditioned, the structures are consistent with the surrounding rural residential neighborhood character, and the project will not create a substantially adverse visual impact when viewed from a common public viewing area. Therefore, staff recommends approval, subject to fifteen (15) conditions. See **Exhibit A** for a detailed discussion.

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
- Water Resources Agency
- Monterey County Regional Fire Protection District

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on September 6, 2016, voted unanimously (5 - 0) to support the project with recommended changes (**Exhibit D**). See **Exhibit A** for a detailed discussion of the LUAC recommendations and revisions made by the Applicant to address concerns expressed by neighbors.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: John H. Ford, RMA-Services Manager x 5158

Attachments:

Exhibit A - Discussion

Exhibit B - Draft Resolution, including:

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

Exhibit C - Vicinity Map

Exhibit D - Carmel Valley LUAC Minutes

Exhibit E - Requests for Public Hearing

cc: Front Counter Copy; Monterey County Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; John Ford, RMA Services Manager; Holman Ranch Holdings LLC, Property Owner/Applicant; Bryan Jaeger and Craig Painter, Interested Parties; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160213