



County of Monterey

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

Board Report

File #: ZA 17-043, **Version:** 1

PLN170281 - DENG PETER X & CHARLOTTE L TRS

Public hearing to consider the partial demolition and remodel to add 668 square feet to an existing 1,412 square foot single family dwelling on a ridgeline and in the critical viewshed.

Project Location: 36248 Weston Ridge Road, Monterey, Big Sur Coast Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15301(e)(1) of the CEQA Guidelines

RECOMMENDATION:

Staff recommends the Zoning Administrator adopt a Resolution to:

- 1) Find the project Categorically exempt pursuant to Section 15301(e)(1) of the CEQA Guidelines;
and
- 2) Approve a Combined Development Permit consisting of:
Coastal Administrative Permit and Design Approval to allow the partial demolition and remodel to add 668 square feet to an existing 1,412 square foot single family dwelling, 203 cubic yards of cut and fill, and removal of one (1) Monterey Cypress tree; Coastal Development Permit to allow ridgeline development; and Coastal Development Permit to allow development in the critical viewshed.

The attached resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends that the Zoning Administrator adopt the resolution approving PLN170281 subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Studio Carver

Property Owner: DENG PETER X & CHARLOTTE L TRS

APN: 243-301-015-000

Parcel Size: 5.0 acres

Zoning: "RDR/40-D(CZ)" (Rural Density Residential with maximum gross density of 40 acres per unit with a Design Control Overlay in the Coastal Zone)

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: yes

SUMMARY/DISCUSSION:

The subject parcel is located atop a grassy knoll in Big Sur with panoramic views of the Pacific Ocean. The existing home is visible from state Highway 1; however, the structure is integrated with the ridge upon which it sits and colors and materials are designed as subordinate to the environment. Access to the site is on a windy and narrow paved road from Highway 1. Existing structures have been built on the portion of the site with the least dramatic slopes.

The applicants have requested a permit to allow the partial demolition and remodel/expansion of an existing 1,412 square foot single family dwelling, and 471 square foot two car garage. The scope of the remodel would include the following:

- Partial demolition and expansion of the home to 2,080 square feet;
- An increase from the current two bedrooms to four bedrooms;
- Remodel of existing detached garage;
- 202.43 cubic yards of cut and the same amount of fill balanced on site; and
- Removal of one failing Monterey pine.

The ridgeline location of the existing residence and detached garage requires a Coastal Development Permit pursuant to Section 20.66.010.C of the Monterey County Code. Chapter 3.2 - Scenic Resources of the Big Sur Land Use Plan (LUP) explains policies and procedures for preserving the visual resource that is Highway 1. Critical viewshed is defined in this chapter as everything within sight of Highway 1. Pursuant to 3.2.3.A.7 of the Big Sur LUP, remodel and expansion of the structure may be done within the existing footprint provided visibility is not increased. While this application to remodel the structure increases the floor area of the single family dwelling, construction of the expansion is planned to occur between the existing residence and detached two car garage, out of visual access from any public viewing area. Remodel includes relocating the visible profile of the home approximately four feet back from the existing location resulting in a reduction of visibility within the critical viewshed. There is no feasible alternative for siting the home due to the dramatic slopes on the rest of the parcel that would present additional issues for development. Staff finds the proposed design best meets the Big Sur LUP policies.

Design Review:

In addition to the reduction in visibility, the remodel will retain the structure's subordinate relationship to the environment through use of understated colors and materials that match existing. The proposed project keeps with the character of the surrounding area. The Big Sur Coast Land Use Advisory Committee reviewed the project on 25 April 2017 and recommended approval of the project with a 3-0 vote provided colors and materials are used that match existing.

CEQA:

Pursuant to §15301(e)(1) of CEQA Guidelines, the project is exempt from environmental review because the addition to existing structures does not exceed fifty percent of the floor area before the addition. Based on evidence in the record, Staff recommends approval of the Combined Development permit to allow a partial demolition, expansion and remodel of the single family dwelling and detached garage.

OTHER AGENCY INVOLVEMENT:

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

Bureau of Environmental Health
RMA-Public Works
Water Resources Agency
RMA-Environmental Services
Cal-Fire Coastal
Big Sur Coast Land Use Advisory Committee

Prepared by: Jaime Scott Guthrie, Associate Planner, ext. 6414

Reviewed by: Brandon Swanson, Planning Services Manager

Approved by: Carl P. Holm, AICP, Director of RMA

The following attachments are on file with the RMA:

Exhibit A Project Data Sheet

Exhibit C Draft Resolution including:
 C-1 Conditions of Approval
 C-2 Plans

Exhibit D Vicinity Map

Exhibit E Big Sur Coast Land Use Advisory Committee (LUAC) Minutes from meeting April 25, 2017

cc: Front Counter Copy; Jacqueline R. Onciano, Chief of RMA-Planning, Peter and Charlotte Deng, Applicants; Studio Carver, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN170281.