



County of Monterey

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

Board Report

File #: ZA 18-005, Version: 1

PLN170722 - ADAMS -

Public hearing to consider the installation of a manufactured single-family dwelling, a manufactured accessory dwelling unit, and a detached manufactured garage/workshop.

Project Location: 137 Pine Canyon Road, Salinas, Toro Area Plan

Proposed CEQA Action: Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project is a single-family dwelling, accessory dwelling unit, and non-habitable accessory structure, which qualify as a Class 3 Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to:
 1. Install a 2,430 square foot manufactured single-family dwelling with an 800 square foot attached deck;
 2. Install an 821 square foot manufactured accessory dwelling unit;
 3. Install a 1,500 square foot detached manufactured garage/workshop; and
 4. Install an on-site wastewater treatment system, and associated grading for site utilities.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**).

Staff recommends approval subject to 2 conditions.

PROJECT INFORMATION:

Project Owner: Eric and Stephanie Adams

APNs: 416-449-016-000

Zoning: Rural Density Residential, 5.1 acres per unit, Design Control Overlay (RDR/5.1-D)

Parcel Size: 5.11 acres (222,592 square feet)

Flagged and Staked: Yes

SUMMARY/DISCUSSION:

The Applicant proposes to develop an existing vacant lot with three manufactured structures - a single-family dwelling, an accessory dwelling unit, and a garage/workshop. The property is zoned for rural residential use, which allows development of single-family dwellings, and habitable and non-habitable accessory structures as allowed uses pursuant to MCC Sections 21.16.030.A, E, and S. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Furthermore, the proposed accessory dwelling unit is in conformance with 2010 General Plan Policy LU-2.10, which allows development of accessory dwelling units provided the area does not have resource constraints. The property is not within that portion of the Toro Area Plan that limits development to the first single-family dwelling pursuant to Toro Area Plan Policy T-1.7. The property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the 2010 Monterey County General Plan, Toro Area Plan, and zoning ordinance (Title 21).

The development standards for the RDR zoning district are identified in MCC Section 21.16.060. Required setbacks in the RDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides).

Required setbacks in the RDR district for habitable accessory structures are 50 feet (front), 6 feet (rear), and 6 feet (sides). Required setbacks in the RDR district for non-habitable accessory structures are 50 feet (front), 1 foot (rear), and 6 feet (sides). However, the property has a building envelope designated on the recorded Parcel Map, and the proposed structural development is within, or consistent with, the designated building envelope. Additionally, the building envelope provides for minimum structural setbacks of over 200 feet (front), 30 feet (sides), and 175 feet (rear).

Corresponding maximum structure heights are 30 feet, 15 feet, and 15 feet, respectively. The proposed heights for the single-family dwelling, accessory dwelling unit, and garage/workshop are 18.2 feet, 13.2 feet, and 14.25 feet, respectively. The allowed site coverage maximum in the RDR district is 25 percent. The property is 5.11 acres or 222,592 square feet, which would allow site coverage of approximately 55,648 square feet. The proposed single-family dwelling, deck (more than 24 inches above grade), garage/workshop, and accessory dwelling unit would result in site coverage of approximately 5,551 square feet or 2.5 percent. Therefore, as proposed, the project meets all required development standards.

The proposed exterior colors and materials are consistent with the rural residential setting. The primary colors and materials include black composition shingle roofing, dark gray fiber-cement siding, light gray trim, medium gray accents, and white vinyl windows. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding rural residential neighborhood character, and are consistent with other dwellings in the neighborhood.

The project site is within an area of visual sensitivity, as designated on Figure 16 (Toro Visual Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan creating the potential for impacts to the viewshed along River Road. However, this specific property is over 1.3 miles (6,900 linear feet) from River Road and is not visible. Distance, trees and vegetation, and topography screen the proposed development from River Road. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including structures accessory to a single-family dwelling or residential use. The project involves the construction/installation of a manufactured single-family dwelling and accessory dwelling unit (i.e., a second unit), detached manufactured garage/workshop (i.e., a non-habitable accessory structure), and site improvements for utilities. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

No other County agencies or departments reviewed this project.

The project was referred to the Toro Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on November 13, 2017, voted 7 - 0 to support the project as proposed.

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, AICP, RMA Deputy Director of Land Use and Community Development

The following attachments are on file with the RMA:

- Exhibit A Draft Resolution, including:
- Recommended Conditions of Approval
 - Site Plan, Floor Plans, Elevations, Grading Plan, and Color and Material Finishes
- Exhibit B Toro LUAC Minutes (November 13, 2017)
- Exhibit C Vicinity Map

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; Brandon Swanson, RMA Services Manager; Eric and Stephanie Adams, Property Owners; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170722