



County of Monterey

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

Board Report

File #: ZA 18-015, **Version:** 1

PLN170876 - WILSON

Public hearing to consider the construction of a one-story single-family dwelling with an attached garage.

Project Location: 1070 Trappers Trail, Greater Monterey Peninsula Area Plan

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

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- 1) Find that the project is a single-family dwelling 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
- 2) Approve a Design Approval to allow construction of a 2,551 square foot single-family dwelling with a 605 square foot attached garage, 72 square foot entry porch and a 48 square foot wooden trellis.

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

PROJECT INFORMATION:

Agent: John Moore

Project Owner: Steve Wilson

APNs: 007-473-012-000

Zoning: MDR/B-6-D-RES

Parcel Size: .211 acres (9,176 square feet)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The Applicant proposes to develop a single-family dwelling and an attached garage on an existing 9,176 square foot vacant lot in the Del Monte Forest. The project site is located approximately half a mile east of 17 Mile Drive and a tenth of a mile from the Pebble Beach Golf Course. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant to MCC Sections 21.12.030.A as an Allowed Use. However, the Design Control zoning overlay requires the granting of a Design Approval for the proposed development which is the reason this application has been brought to the Zoning Administrator.

Pursuant to Section 21.44.040.C of Title 21, the Zoning Administrator is the appropriate authority to consider this Design Approval. Consistent with zoning, approval of this Design Approval at a public hearing is required prior to issuance of construction permits.

DISCUSSION:

Development Standards

The applicable development standards include special regulations for the MDR zoning district in the Del Monte Forest area as identified in MCC Section 21.12.070. These standards, require special setbacks for the main dwelling unit of: 20 feet (front), 10 feet (rear), and 10 feet (sides). The proposed dwelling has a 20 feet (front), 10 feet (rear), and 10 feet (sides).

Maximum allowed structure height is 27 feet. The proposed max height for the single-family dwelling is 21'10". The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,176 square feet, which would allow site coverage of approximately 3,212 square feet. The proposed single-family dwelling unit and garage would result in site coverage of approximately 3,156 square feet or 34 percent. Therefore, as proposed, the project meets all required development standards.

Design Review

Staff conducted a site visit on February 6, 2018. The project was staked and flagged and staff determined the proposed structure was appropriately sited for the lot. The design and location of the proposed development are appropriate for the site. No tree removal has been proposed, slopes in excess of 25% are avoided, and the development will not adversely affect resources at the site or be adversely affected by those resources.

The proposed residence is compatible with the surrounding neighborhood character in terms of size, color, location and mass. The neighborhood consists of one and two-story dwellings ranging from 2,200 - 3,000 square feet within a mile radius. The architecture style of the neighborhood is comprised of mixed designs ranging from traditional California Ranch to Mediterranean. The proposed dwelling incorporates architectural aesthetics of classic traditional with a touch of Spanish colonial revival shown at the arched entryway. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include dark gray concrete tile roofing, bone stucco siding trim, swiss coffee accents, and white vinyl windows.

Furthermore, the Del Monte Land Use Advisory (LUAC) committee recommended approval with one suggestion. That suggestion is to make sure the applicant complies with the Pebble Beach Company's guidelines prohibiting curved driveways by narrowing walkway/path from the street entry. Although the County does not enforce Pebble Beach Company's guidelines, it's encouraged that the applicant incorporate them into the design to maintain the aesthetics and elevated design standards and architectural integrity of Pebble Beach Company. With that said, the architect agreed to incorporate this change. This has been illustrated in the updated site plan. The previous site plan material consists of pavers for both the walkway and driveway. The current site plan will have pavers for the driveway and stone will be used for the walkway.

Based on review of the project for conformance with all applicable codes, and staff's site visit to the project, staff presents this staff report, project plans, and color samples for consideration and recommends approval of the project.

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 of a single-family dwelling. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. 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 Del Monte Forest Land Use Advisory Committee (LUAC) for review. The

LUAC, at a duly-noticed public meeting on January 9, 2018, voted 5 - 0 to support the project as proposed with 2 absent.

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 Adopted Budget for RMA-Planning.

Prepared by: Son Pham-Gallardo, Assistant Planner, x5226

Reviewed by: Brandon Swanson, RMA Services Manager

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

The following attachments are on file with the RMA:

Exhibit A Project Data Sheet

Exhibit B Draft Resolution, including:

- Site Plan, Floor Plans, Elevations, Grading Plan,
- Color and Material Finishes

Exhibit C Del Monte LUAC Minutes (January 9, 2018)

Exhibit D Vicinity Map

cc: Front Counter Copy; Son Pham-Gallardo, Assistant Planner; Brandon Swanson, RMA Services Manager; Steve Wilson, Property Owner; John Moore, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170876.