



County of Monterey

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

Board Report

File #: ZA 18-043, **Version:** 1

PLN170830 - CAT'S CAPE LLC

Public hearing to consider construction of a 2,071 square foot first level addition and a 1,055 square foot second level addition to an existing 9,058 square foot single-family dwelling, construction of a 110 square foot pool house, a 769 square foot pool, and a 815 square foot accessory dwelling unit, within 750 feet of archaeological resources. The project also includes the relocation of 1 Coast Live oak tree.

Project Location: 3410 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA Action: Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator:

- a. Find that the project is an addition to an existing single-family dwelling, accessory dwelling unit, and non-habitable accessory structures, which qualify as Class 1 and Class 3 Categorical Exemptions pursuant to Sections 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Combined Development Permit consisting of:
 1. Coastal Administrative Permit and Design Approval to allow construction of a 2,071 square foot first level addition and a 1,055 square foot second level addition to an existing 9,058 square foot single-family dwelling, a 110 square foot pool house, a 769 square foot pool, and relocation of one Coast Live oak tree;
 2. Coastal Administrative Permit and Design Approval to allow construction of a 815 square foot accessory dwelling unit; and
 3. Coastal Development Permit to allow development within 750 feet of known archaeological resources.

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

Staff recommends approval subject to twenty (20) conditions.

PROJECT INFORMATION:

Project Owner: Cat's Cape LLC

APN: 008-381-003-000

Zoning: Low Density Residential, 1.5 acres per unit, Design Control Overlay (Coastal Zone) [LDR/1.5-D (CZ)]

Parcel Size: 2.43 acres (105,757 square feet)

Flagged and Staked: Yes

SUMMARY:

The approximately 2.43 acre or 105,757 square foot property is a relatively level lot located in a residential neighborhood of Pebble Beach between 17-Mile Drive to the east, and Pebble Beach Golf Course and Stillwater Cove to the west. In addition to the existing structural development comprised of a single-family dwelling, the property has been extensively landscaped with planters, pathways, retaining walls, a pond, and a large motor court. The proposed project involves the construction of additions to an existing single-family

dwelling, a detached accessory structure, and an accessory dwelling unit. There are no major project issues, as there is only one tree proposed for removal, the overall impervious coverage of the site would be reduced, and no impacts are expected to the public viewshed.

DISCUSSION:

Land Use

The property is zoned for low density residential use, which allows development of single-family dwellings and additions, and habitable and non-habitable accessory structures as allowed uses pursuant to MCC Sections 20.14.040.A, F, and W, and MCC Section 20.64.030. 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 Del Monte Forest Land Use Plan Policy 76, which allows and encourages development of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees, provided the proposed development meets other applicable policies. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan, and applicable sections of the Monterey County coastal zoning ordinance (Title 20). The Applicant also proposes to relocate one Coast Live oak so the tree is outside of the re-aligned motorcourt and would not interfere with access for emergency response vehicles.

Pescadero Watershed

Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverages. The intent of this policy is to reduce runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay Area of Special Biological Significance (ASBS). The existing site coverage total is a legal, non-conforming 10,147 square feet, which includes 5,304 square feet of structural coverage and 4,843 square feet of impervious surface coverage (terraces and pond). The existing site development was completed prior to the adoption of the Del Monte Forest Land Use Plan. Therefore, the existing development is legal, non-conforming with regard to applicable watershed coverage limitations. The project would convert the existing 4,843 square feet of impervious surface coverage to 3,696 square feet of structural and impervious surface coverage, resulting in a net reduction of 1,147 square feet of overall impervious site coverage, thereby bringing the resulting total into conformance with the Policy 77 limit of 9,000 square feet.

Public Viewshed and Design Review

The property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the project location on the west (i.e., coastal) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive because the development on the property is not readily visible from 17-Mile Drive due to topography and existing tree screening. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling additions and the accessory dwelling unit does not significantly increase the bulk and mass of the existing development if viewed from Stillwater Cove, and would not increase the visual impacts over the existing baseline. As proposed, the project would not result in any visual impacts, and the project is consistent with the applicable visual resource and public access policies of the Del Monte Forest Land Use Plan.

The proposed exterior colors and materials that are consistent with the residential setting and other dwelling units in the immediate vicinity. The colors and materials of the proposed residence addition and the accessory

dwelling unit would match the colors and materials of the existing residence, which include a light gray shingle roof and beige stucco exterior walls. The proposed exterior finishes would blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and are consistent with other dwellings in the neighborhood.

Pursuant to the development standards for the LDR zoning district, identified in MCC Section 20.14.060, and as proposed, the structures meet or exceed all required setbacks. The structures are also within the corresponding maximum structure heights. The property is 2.43 acres or 105,757 square feet, which would allow structural coverage of 15,864 square feet and floor area of 18,507 square feet. As proposed, the project would result in structural coverage of 8,248 square feet or 7.8 percent, and floor area of 13,084 square feet or 12.4 percent

Accessory Dwelling Unit

The proposed development includes construction of an 815 square foot accessory dwelling unit (ADU) on an area of the parcel previously disturbed by hardscape and landscaping. As proposed, the ADU would be less than the maximum allowed square footage of 1,200 square feet. County staff reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to applicable plans and MCC, including the requirements of MCC Section 20.64.030, Regulations for Accessory Dwelling Units. As designed, the ADU would be visually consistent and compatible with the principal residence on-site and other residences in the area. Additionally, the proposed unit conforms with Del Monte Forest Land Use Plan Policy 76, which encourages the use of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.

Archaeological Resources

The project site is in an area identified in County records as having a high archaeological sensitivity, and is within 750 feet of known archaeological resources. A revised archaeological survey (LIB170447) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. In addition, although located in an area of high sensitivity and known resources, the area of proposed development has been disturbed by previous structural and hardscape development, as well as landscaping. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 2) and 15303 (Class 3) categorically exempt the minor alteration of existing public or private structures and facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, as well as the construction of new, small facilities or structures. The proposed project involves construction of additions to an existing single-family dwelling and accessory structures on a residentially-zoned parcel within a developed neighborhood. As proposed, the main dwelling unit and non-habitable accessory structure would be located on the same approximate hardscape and landscape footprint as the current structure and improvements. The Applicant also proposes to construct an accessory dwelling unit on an area of the property that has been previously disturbed as developed hardscape and landscaping. Therefore, the project qualifies as and is consistent with the parameters of the Class 1 and 3 categorical exemptions. No evidence of significant adverse environmental effects were identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

The following County agencies or departments reviewed this project:

RMA-Public Works
RMA-Environmental Services
Pebble Beach Community Services District (Fire Protection District)
Environmental Health Bureau
Water Resources Agency

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 December 21, 2017, voted 5 - 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 Project Data Sheet
Exhibit B Draft Resolution, including:

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

Exhibit C Vicinity Map
Exhibit D Del Monte Forest LUAC Minutes (December 21, 2017)

cc: Front Counter Copy; Pebble Beach Community Services District (Fire Protection District); RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Associate Planner; Brandon Swanson, RMA Services Manager; Cat's Cape LLC, Property Owner; IDG Inc., Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN170830