



County of Monterey

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

Board Report

File #: ZA 18-059, **Version:** 1

PLN171046 - CHAPMAN

Public hearing to consider construction of an approximately 4,400 sq. ft., two-story single-family dwelling with an attached two-car garage within 750 feet of a known archaeological resource.

Project Location: 2707 Pradera Road, Carmel Meadows, Carmel Area Land Use Plan, Coastal Zone

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

RECOMMENDATION:

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

- a. Find the project is the construction of a single-family dwelling, which qualifies as a Class 3 categorical exemption per Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve:
 1. A Coastal Administrative Permit and Design Approval construct an approximately 4,400 square foot two-story single-family dwelling with an attached 522 square foot garage; and
 2. A Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

A draft resolution with findings and evidence supporting this recommendation is attached for consideration (**Exhibit B**). Staff recommends approval subject to 22 conditions.

PROJECT INFORMATION:

Owners: Stanley Chapman III and Marguerite Woung-Chapman

APN: 243-032-020-000

Zoning: MDR/2-D(18)(CZ) [Medium Density Residential, 2 units per acre, with a Design Control overlay and an 18-foot height limit (Coastal Zone)]

Parcel Size: approximately 11,602 square feet

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The proposed project involves the construction of a two-story single-family dwelling in the Carmel Meadows area of Carmel. Pursuant to Monterey County Code (MCC), Coastal Administrative Permits and administrative Design Approvals are considered and approved by the RMA Chief of Planning; however, County staff referred the project to a public hearing after receiving correspondence from interested parties expressing concerns about the project. Therefore, this item was set for public hearing and consideration before the Zoning Administrator.

The concerns expressed by interested members of the public were related to compatibility of the proposed architectural style with the neighborhood character, the impact of the proposed structure height on private views, building mass and footprint, the impact of a proposed fence on an adjacent cypress hedge, loss of privacy, noise, and drainage (**Exhibit E**).

Following analysis, staff has concluded that the proposed single-family dwelling is consistent with the size and scale of surrounding residences, and the proposed bulk and mass would not contrast with the neighborhood character. Moreover, the LUAC commented that the project is compatible with other contemporary homes in

the area. Additionally, the proposed exterior colors and material finishes blend with the surrounding environment, and are consistent with other dwellings in the neighborhood. Any possible impacts that a proposed fence may have on an adjacent, planted cypress hedge are not protected under the Carmel Area Land Use Plan or applicable MCC, and would be a civil matter if the project is approved. Private views and/or privacy are also not protected under the Carmel Area Land Use Plan or applicable MCC. The proposed covered deck is not unusual and meets all required development standards for the zoning district. Furthermore, no evidence has been submitted that the proposed covered deck would be used in a manner inconsistent with uses typical to a residential area, nor that the Applicant would generate noise levels that exceed the limits under MCC, or are loud and unreasonable for the allowed use. RMA-Environmental Services reviewed the submitted application materials and applied conditions as necessary to ensure drainage and stormwater runoff design measures are implemented.

See **Exhibit A** for a detailed discussion.

ENVIRONMENTAL REVIEW:

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new facilities or structures, including single-family dwellings located in a residential zone.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project:

- RMA-Public Works
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Carmel Highlands Fire Protection District (FPD)

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on June 18, 2018, voted 3 - 1 to support the project as proposed (**Exhibit C**).

Prepared by: Joe Sidor, Associate Planner, x5262

Reviewed by: Brandon Swanson, RMA Services Manager

Approved by: John M. Dugan, FAICP, RMA Deputy Director for Land Use and Development Services

The following attachments are on file with the RMA:

Exhibit A	Discussion
Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Recommended Conditions of Approval• Site Plan, Floor Plans, Elevations, and Color and Material Finishes
Exhibit C	LUAC Minutes (June 18, 2018)
Exhibit D	Vicinity Map
Exhibit E	Correspondence

cc: Front Counter Copy; California Coastal Commission; Carmel Highlands FPD; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Joseph Sidor, Planner; Brandon Swanson, RMA Services Manager; Stanley and Marguerite Chapman, Property

Owners; Sagan Piechota Architecture (Cam Helland), Agent; Anthony Lombardo & Associates, Applicant's Representative; Scott Cunningham, Interested Party; John and Teresa Salvo, Interested Party; Carl Fisher, Interested Party; Larry Purcell, Interested Party; Cary Hill, Interested Party; Diane Guinta and Paul Goldstein, Interested Party; Noland Hamerly Etienne Hoss (Christine Kemp), Interested Party; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN171046