



County of Monterey

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

Board Report

File #: ZA 18-063, **Version:** 1

PLN180374 - M C 3 LLC

Public hearing to consider the construction of an addition (Approximately 390 s.f.) to an existing one-story single family dwelling.

Project Location: 3044 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Categorically Exempt per Section 15301(e) of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Zoning Administrator:

1. Find that the project involves the construction of an addition to an existing structure, which qualifies as a Class 1 Categorical Exemption pursuant to Section 15301 (e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Design Approval to allow the construction of an approximately 355 square foot addition, approximately 35 square foot new entry, outdoor fire pit, approximately 310 square foot deck addition (below 24" in height) and new walkways.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval of the project not subject to any conditions.

PROJECT INFORMATION:

Agent: Amy Denney

Owner: MC3 LLC

Applicant: Lezlie Gunn

APN: 007-303-010-000

Zoning: MDR/B-6-D-RES

Parcel Size: 0.22 acres

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: No

SUMMARY:

The subject property is located on Cormorant Road within the Pebble Beach residential neighborhood. The surrounding areas contain primarily medium density residential uses. Development on the site consists of a one-story single family dwelling with an attached garage. Vegetation on the site consists of grasses and variety of trees such as Monterey Pine and Cypress. The project proposal is for an approximately 355 square foot addition, approximately 35 square foot new entry, a deck addition, outdoor fire pit and new walkways.

Due to a request for public hearing, the Design Approval has been referred for consideration by the Zoning Administrator. The project issues that were raised by the public include the outdoor fire pit possibly being a fire hazard and concern over whether the home is an historic structure.

DISCUSSION:

Pursuant to Section 21.44.040 of Monterey County Zoning Ordinance (Title 21), the RMA Chief of Planning may approve Design Approvals for small structures such as structure additions. RMA considers development of less than 500 square feet to be small or minor structures. The proposed project is an approximately 355 square

foot addition and remodel to an existing 2,403 square foot one-story single family dwelling with attached garage, construction of an approximately 35 square foot new entry way, approximately 310 square foot addition to an existing deck, new walkways and an outdoor fire pit. The project was set for administrative review on September 7, 2018. A request for public hearing (**Exhibit C**) was received on September 6, 2018. Pursuant to section 21.44.040 of Title 21, administrative Design Approvals are considered and approved by the Director of Planning. The concerns expressed by the public were relative to the fire pit being a hazard and whether the home was deemed historic.

Public Concerns

Fire Hazard:

The proposed project consists of an outdoor fire pit, approximately 25 feet away from the nearest tree. Concerns were raised that the outdoor fire pit could potentially be a fire hazard due to the close proximity to the tree. The project planner consulted with staff from Resource Management Agency Building Services and Pebble Beach Community Services District (PBCSD). Building Services had no required setbacks, and deferred to the fire department for any special setbacks regarding fire pits. Staff contacted PBCSD, and provided Deputy Fire Marshall Sichel Young plans for review and comments (**Exhibit D**). Deputy Fire Marshall Sichel Young also made a site inspection. Based on her analysis, the determination was made that the proposed project would not pose a fire hazard.

Historic Home:

Concerns were also raised that the home could potentially be deemed historic. The existing house was constructed in 1967. County code requires applicants to submit phase-one Historic Assessment for structures over 50 years old. Pursuant to Section 15300.2 (f) of the CEQA Guidelines, projects cannot be categorically exempt if substantial adverse changes are made to the significance of historic structures. A phase-one Historic Assessment, LIB#180321 (**Exhibit E**), was provided. The Assessment concluded that the home does not meet the criteria that would classify it as historic nor is the property currently listed on the Monterey County Register of Historic Resources. Therefore, no further assessments were required and the structure was not deemed to be historic.

Design Review:

The project site is designated as a Design Control Zoning District (“D” zoning overlay) to regulate the location, size, materials and colors of the structures to assure protection of the public viewshed and neighborhood character. The neighborhood character consists of colors that are earth tone and blend with the natural environment. The proposed addition will match the existing one-story single family dwelling that consists of soft orange tan siding and brown, and ivory stone accents. The materials, location and nature of the project are consistent with the neighborhood character and will not detract the visual integrity of the site.

The site coverage proposed for the project is 35% and the maximum site coverage allowed in the medium density residential zone is 35%. The lot was a result of the Monterey Peninsula County Club Subdivision #1, which was granted a variance (ZA00595) that allowed for a front setback of 20 feet and side and rear setback of 10 feet. The proposed development will have a front set back of 20 feet and side and rear set back of 10 feet. Therefore, the proposed development is consistent with the development standards granted with the variance and within Title 21.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15301 (e) of the CEQA Guidelines. This exemption applies to minor additions to existing structures. The construction of approximately

355 square foot addition, approximately 35 square foot new entry, a deck addition, outdoor fire pit and new walkways are consistent with this exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located on a hazardous waste site, near a scenic highway or historical resource. The project would not contribute to a cumulative impact as the addition is considered a minor project that is less than 500 square feet.

LUAC:

The project was not referred to the Del Monte Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC.

Prepared by: Jacquelyn M. Nickerson, Assistant Planner, Ext. 5240
Reviewed by: Brandon Swanson, RMA Planning Services Manager
Approved by: John M. Dugan, FAICP RMA Deputy Director of Land Use and
Development Services

The following attachments are on file with the RMA:

- Exhibit A - Draft Resolution
- Exhibit B - Vicinity Map
- Exhibit C - Request for Public Hearing
- Exhibit D - Correspondence from PBCSD
- Exhibit E - Historic Assessment

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, RMA Services Manager; Amy Denney, Agent; MC3 LLC, Owner; Lezlie Gunn, Applicant; Ronald Abelmann, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN180374