



# County of Monterey

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

## Board Report

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**File #:** ZA 19-098, **Version:** 1

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### **PLN180534 - HOWE JULIE**

Public hearing to consider construction of a two-story single family dwelling with attached garage and guesthouse (approx. 4,090 sq. ft.).

**Proposed CEQA Action:** Categorically exempt per Section 15302 of the CEQA Guidelines

**Project Location:** 1105 Wildcat Canyon, Greater Monterey Peninsula Area Plan

#### RECOMMENDATION:

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

- 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 for the construction of an approximately 3,195 square foot two-story single family dwelling with an approximately 540 square foot attached garage and approximately 355 square foot attached guesthouse.

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

Staff recommends approval subject to four (4) conditions.

#### PROJECT INFORMATION:

**Owner:** Julie Howe

**Agent:** Anatoly Ostretsov

**Parcel Size:** 9,701 square feet

**APN:** 007-441-012-000

**Zoning:** MDR/B-6-D-RES (Medium-Density Residential, Building Site, Design Control and Recreational Equipment Storage Zoning Districts)

**Plan Area:** Greater Monterey Peninsula Area Plan

**Flagged and Staked:** Yes

#### SUMMARY:

The subject property is currently an approximately 9,701 square foot vacant corner lot located between Middle Ranch Road and Wildcat Road within the Monterey Peninsula Country Club Subdivision. Anatoly Ostretsov, the agent, has submitted a Design Approval application to construct a new two-story single-family dwelling and attached guesthouse.

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:

##### Project Overview:

The proposed two-story house has a 3,193 square foot floor plan. and attached 541 square foot (2) car garage. The project also includes an attached 353 square foot guesthouse, and the site plan also includes decorative

hardscape/landscaped areas, outdoor patio area, fireplace, and motor courtyard driveway access from Wildcat Canyon Road. Minimal grading is associated with the residence consisting of 78 cubic yards cut and 96 cubic yards of fill. No tree removal is proposed on site.

#### Design Review

The proposed project meets all the site development standards of the zoning district MDR/B-6-RES Zoning Ordinance.

#### **Main Structure Setback and Height Requirements:**

- Front Setback: 20 feet (minimum)
- Side Setback: 5 feet (minimum)
- Rear Setback: 10 feet (minimum)
- Maximum height: 30 feet

#### **Proposed Setbacks and Height for PLN180534:**

- Front Setback: 20 feet
- Side Setback: 10 feet (east elevation)
- Side Setback: 22 feet (west elevation)
- Rear Setback: 21 feet and 8 inches
- Maximum height: 27 feet

The neighborhood surrounding the subject property is a mix of one-story and two-story architectural styles typical of Monterey County residential designs (i.e.: Monterey Spanish Colonial, Mediterranean, California Ranch, Pacific Lodge, and Contemporary Modern) developed from the 1950's to present. The proposed new two-story dwelling consists of a mid century modern ranch architecture style compatible with the overall character of the existing neighborhood and is consistent with the Greater Monterey Peninsula Area Plan and Title 21 of the Monterey County Design Control Zoning District.

The proposed elevations incorporate architectural elements on all four sides of the building, including standing seam shed metal roof with exposed heavy timber rafters and overhang eaves, recessed walls, window bays, decorative beams, acrylic stucco wall finishes with stone veneer and vertical wood siding accents. The use of a variety of materials are included, breaking the mass of the building planes, avoiding the less desirable "bulky" appearance or excessively large dwelling out of character within the existing neighborhood.

The overall color scheme consists of a palette of Barley Beige and Carmel stone natural color. The residence is located in a neighborhood containing a mix of other traditional and modern style residences. The home's design, detailing, and material quality are consistent with the existing neighborhood character as required by the design guidelines of the Design Control Zoning District.

#### CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction up to three new single-family dwellings in a residential zone. The project involves the construction of one single-family dwelling including an attached garage within High Density Medium Density Residential/Building Site Zoning District. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2.

#### OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:  
Environmental Health Bureau

RMA-Public Works  
RMA-Environmental Services  
Pebble Beach CSD Fire District

On March 7, 2019, the Del Monte Forest Land Use Advisory Committee (LUAC) voted to approve the project (5-0 vote) as submitted.

**FINANCING:**

Funding for staff time associated with this project is included in the FY2018-2019 Adopted Budget for RMA-Planning.

Prepared by: Kenny Taylor, Associate Planner, x5102  
Reviewed by: Brandon Swanson, Interim RMA Chief of  
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	Project Data Sheet
Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plans, Floor Plans, and Elevations</li></ul>
Exhibit C	Proposed Colors and Materials

cc: Front Counter Copy; Zoning Administrator; Craig Spencer, Interim RMA Services Manager; Brandon Swanson Interim RMA Chief of Planning; Kenny Taylor, Project Planner; Julie Howe, Owners; Anatoly Ostretsov, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Planning File PLN180534