



Board Report

File #: ZA 19-117, **Version:** 1

PLN180551/DEL SANTO

Public hearing to consider the demolition of an existing single-family dwelling and construction of an approximately 2,789 sq. ft. two-story single-family dwelling with a 1,200 sq. ft. basement and approximately 273 sq. ft. attached garage.

Project Location: 1000 Rodeo Road, Pebble Beach, 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 qualifies 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 the demolition of an existing 3,408 square foot single-family dwelling and construct a 2,789 square foot two story single-family dwelling with a 1,200 square foot basement and 273 square foot attached garage.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit B**). Staff recommends approval of the project subject to 5 conditions of approval.

PROJECT INFORMATION:

Agent: Carla Hashimoto

Project Owner: John and Maureen Del Santo

APNs: 007-312-001-000

Zoning: MDR/B-6-D-RES

Parcel Size: 0.217 acres (9,745.15 square feet)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The applicant proposes to demolish an existing 3,408 square foot single-family dwelling and construct a 2,789 square foot above ground two-story single-family dwelling and 1,200 square foot subterranean basement and 273 square foot attached garage on an existing 9,745 square foot lot in the Del Monte Forest. The project site is located approximately a quarter of mile east of the Pacific Ocean and backs up to one of the ocean side fairways of the Monterey Peninsula County Club in a fully developed residential neighborhood. The property is zoned for Medium Density Residential use, which allows development of single-family dwellings pursuant to MCC Sections 21.12.030.A. The site and surroundings are subject to a Design Control zoning overlay which requires review of the project for siting, design, and neighborhood character.

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.

Staff has reviewed the proposal and found it consistent with the relevant policies and regulations of the Greater Monterey Peninsula Area Plan and the Zoning Ordinance, Title 21. The project is appropriately sited to comply

with required setbacks, the design makes use of architectural features and appropriate colors and materials to ensure that it will not contrast with the character of the surrounding neighborhood. No trees are proposed for removal, the house being demolished is not historic, and archaeological investigations indicate the site is negative for archaeological resources. 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.

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 setbacks for the projects are 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 27 feet, and the project has been conditioned to ensure the structure meets the height maximum (**Exhibit B.1**). The allowed maximum site coverage in the MDR district is 35 percent on lots less than 20,000 square feet. The property is 9,745 square feet, which would allow site coverage of approximately 3,411 square feet. The proposed single-family dwelling unit would result in site coverage of approximately 2,994 square feet (building and covered patios) or 31% percent. The maximum floor area for the project is not to exceed 35%. The applicant proposes 3,062 square feet of floor area, or 31%. Therefore, as proposed, the project meets all required development standards.

Design Review

The proposed location and ridge height of the new single-family dwelling has been staked and flagged. Staff conducted a site visit and 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, it is a relatively flat parcel with slopes less than 25%, 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 2,500 - 3,400 square feet within a one mile radius. The architecture style of the neighborhood is comprised of eclectic designs ranging from traditional California Ranch, Modern, Spanish Revival and French Rural. The proposed dwelling incorporates stone veneer and a slated tile roof. The proposed exterior colors and materials are consistent with the residential setting. The primary colors and materials include barnyard blue stone veneer exterior finish, grey toned slate roofing, chestnut brown doors, and white trim windows.

Historical and Cultural Resources

The existing structure, proposed for demolition, was constructed in 1954. A historical report was prepared for the existing structure by historian Anthony Kirk, dated June 17, 2019 (LIB190198 [**Exhibit E**]). The report concluded that the structure lacks both historic integrity and significance. Therefore, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the County of Monterey to qualify for inclusion in the Monterey County Register of Historic Places. As such, the existing structure is not considered an historic resource as defined by CEQA.

The project is in an area mapped as being high in archaeological sensitivity. Because the site is within an area of high archeological sensitivity, a report (LIB190191) was prepared by archaeologist Susan Morley for this property. The report found no surface evidence or previously recorded information that the site contains

potentially significant archaeological resources. Because the project includes a basement and because it cannot be determined with certainty what lies beneath the soil, a standard condition has been included in the project that requires work to stop and notification of the County and a qualified archaeologist if previously unidentified resources are discovered during construction. Currently there is an existing single-family dwelling with a mechanical basement. Proposed construction of the new single-family dwelling would be over the building footprint of the existing house with a full basement. Estimated quantities are 1,500 cubic yards of cut and five cubic yards of fill.

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 within a residential zone. 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:

RMA-Public Works
Pebble Beach Community Services District

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On March 7, 2019, the LUAC voted 4-0 to support the project as proposed with 2 LUAC members absent. No issues or concerns were raised by members during the meeting.

FINANCING:

Funding for staff time associated with this project is included in the FY19-20 Adopted Budget for RMA-Planning.

Prepared by: Yasmeen Hussain, Associate Planner, x6407
Reviewed by: Craig Spencer, RMA Services Manager
Approved by: John M. Dugan, FAICP, 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:
 - Conditions of Approval
 - Site Plan, Floor Plans, Elevations, and Grading Plan
 - Color and Material Finishes
- Exhibit C - Del Monte Forest LUAC Minutes (March 7, 2019)
- Exhibit D - Vicinity Map
- Exhibit E - Historic Report

cc: Front Counter Copy; Yasmeen Hussain, Project Planner; Craig Spencer, RMA Services Manager; John and Maureen Del Santo, Property Owner; Carla Hashimoto, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN180551.

