



County of Monterey

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

Board Report

File #: ZA 19-142, **Version:** 1

PLN190317 - LARSON

Public hearing to consider construction of a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and 6' redwood fence on a vacant lot. **Project Location:** 3052 Larkin Road, Pebble Beach, Greater Monterey Peninsula Area Plan **Proposed CEQA action:** Categorically Exempt Per Sections 15303(a) and 15303(e) of the CEQA Guidelines

RECOMMENDATION:

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

1. Find that the project involves the construction of a new single family dwelling and a six foot tall fence, which qualifies as a Class 3 Categorical Exemption pursuant to Sections 15303 (a) and 15303 (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 a 2,417 square foot one-story single family dwelling with a 758 square foot partial basement, an attached 505 square foot garage, and a 6 foot tall redwood fence on a vacant lot. Grading would be approximately 190 cubic yards of cut/165 cubic yards of fill.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to three (3) conditions of approval.

PROJECT INFORMATION:

Agent: John Moore

Owner: Carl and Gina Larson

APN: 007-483-006-000

Zoning: Medium Density Residential, Building Site 6, Recreation Equipment Storage, Design Control Overlays, or "MDR/B-6-D-RES"

Parcel Size: 0.24 acres (10,522 square feet)

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located on Larkin Road within an established residential neighborhood, east of Sloat Road, north of the intersection of Aztec Road and Larkin Road in the inland (Country Club) area of Pebble Beach. The property is about half way between the Monterey Peninsula Country Club golf course to the northwest and Forest Lake to the southeast. It is approximately 200 feet above mean sea level. The property is approximately $\frac{3}{4}$ of a mile west-southwest of the incorporated City of Pacific Grove. The project involves the construction of a new single family dwelling with a partial basement, an attached garage, and a 6' redwood fence.

The proposed project has been evaluated for consistency with the 2010 General Plan, Greater Monterey Peninsula Area Plan, and the Inland Zoning Ordinance, Monterey County Code (MCC) Title 21. As proposed, the structure meets or exceeds all required setbacks pursuant to the development standards for the MDR zoning district identified in MCC Section 21.12.060. A Design Approval with a public hearing is required for the

construction of a single-family dwelling on the site. The criteria to grant the Design Approval has been met in this case. Colors and materials for the proposed dwelling are appropriate for the area and the design is in keeping with the character of the site and surrounding neighborhood. Although the project site is in an area known for high archaeological sensitivity and erosion, appropriate reports were submitted with the application that indicate that the site is suitable for the proposed use and development. A condition of approval applied to a tree removal permit for tree removal by a previous property owner is addressed in this permit through inclusion of two 5-gallon Monterey pine (*Pinus radiata*) tree saplings in the Landscape Plan. Three old Monterey pine trees found on the parcel in the road right-of-way will not be removed for this development.

DISCUSSION:

The applicant proposes to construct a 3,174 square foot single family dwelling. The main story is planned to be 2,417 square feet, and a partial basement is planned to be 758 square feet. There is a planned attached 505 square foot garage and 6 foot tall redwood fence. This discussion covers design review, compliance with relevant zoning regulations, and application review in terms of site resources.

The project is subject to the Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, materials, and colors of the structures to assure protection of the public viewshed and neighborhood character. The proposed single family dwelling is a contemporary Ranch style home with colors and materials consisting of tan stucco siding with dark brown wood trim and front door, exterior stone accents, and a brown shake tile roof. The proposed 6 foot tall fence is natural redwood. The neighborhood has a variety of architectural styles. The proposed colors and materials would blend with the surrounding environment. The materials, location and nature of the project are consistent with the overall neighborhood character and will not detract the visual integrity of the site.

The project will not impact any visual resources. Figure 14 of the Greater Monterey Peninsula Area Plan illustrates that the subject property is not designated as a visually sensitive area. The property is not visible from Highway 1 or Highway 68. The proposed single family dwelling is within an established residential neighborhood of the inland (Country Club) area of Pebble Beach. A 6 foot tall redwood fence is planned to enclose the backyard and side yards, with gates on either side of the dwelling/garage set back from the façade. The landscape plan shows the front will be complemented by ornamental bushes and trees, in addition to the existing older Monterey pines in the front of the parcel. The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project on December 5, 2019. The LUAC unanimously recommended approval of the project as proposed. The LUAC minutes do not reflect community concern with impact to visual resources.

The subject parcel is zoned Medium Density Residential with Building Site 6, Recreation Equipment Storage and Design Control Overlays, or “MDR/B-6-D-RES.” Monterey County Code (MCC) Section 21.12.030 lists single family dwellings as an allowed use in the MDR zone. The setbacks per MCC Section 21.12.060 are 20 feet front, 10 feet side, and 10 feet rear. The project exceeds these setbacks with 20 feet, 2 inches front, 14 feet 10 inches side, 31 feet 2 inches rear. The allowable height is 27 feet, and the proposed project height is 18 feet 3 inches. The redwood fence does not intrude into the front setback. It encloses the backyard and the side yards from just behind the residence and garage façade. The building site coverage is required to be at or less than 35%, or 3,683 square feet, and the project’s proposed coverage is 34%.

The parcel was created through the Monterey Peninsula Country Club 1 Subdivision. A variance (ZA00595) was granted in 1969 that identified special setbacks for main structures and accessory structures for MDR zoning districts within the Del Monte Forest County Club Area. The variance identified a 15 foot front setback

for lots that front on roads over 50 feet in width or 20 foot setback for all other lots, and a 10 foot side and rear setback, except for 2nd story buildings which require a 20 foot side setback. The subject property does not front along a road over 50 feet in width; therefore, the 15 foot front setback does not apply and the proposed dwelling is single story.

A Soil Engineering Investigation (County RMA-Planning Library No. LIB190273) was prepared that concluded that the site is suitable for the proposed development. Recommended guidelines for implementation of the design include grading to remove the top 1.5 feet of native soil under the future building area, to be engineered and compacted, then replaced prior to foundation construction. Due to the planned excavation for the basement, the report recommends shoring and bracing to stabilize temporary construction slopes. The report recommends an Erosion Control Plan, which was provided with the Site Plans.

The subject property is currently a vacant lot, and the project site is mapped in County GIS as a high archaeologically sensitive area. An archaeological report (County RMA-Planning Library No. LIB190271) was prepared that concluded there were no significant archaeological resources identified on the subject property. There are various historic sites within the area of the Del Monte Forest and Pacific Grove. The closest site is over two-thousand feet (0.38 miles) from the subject property. Therefore, the siting and design of the proposed project would not have any potential impacts to archaeological resources.

The project proposes a landscape plan with the addition of two native trees to meet the condition of a tree permit obtained by a previous owner. The siting, location, size and design of the proposed development and landscape plan preceded the applicant's awareness of the unmet condition. The landscape plan was updated to include two 5-gallon saplings of Monterey pine, with the understanding that the final landscape plan will not crowd the saplings and will prioritize their survival.

The new development is proposed to be served by an onsite water well that was permitted by County of Monterey in 2003 (Well Permit No. 03-01146). A test of the pumping adequacy for a single connection was done in 2005 and again in May and November of 2019. The 2005 test found the well capable of sustaining an adequate supply for a single family residence. Results from recent tests on the well by Carmel Valley Pump and Backflow Service (Michael Anderson, 2019) showed flow level at 3.9 gallons per minute and adequate water quality for the proposed use. The report was submitted to the Drinking Water Protection Program of Environmental Health Bureau (EHB) for approval. All contaminants were under the maximum allowable levels; however, the applicant elected to install a water treatment system, which will be reviewed by EHB. The 2010 Monterey County General Plan section on Public Services, Table PS-2, indicates that a water well permit can be processed for a lot of record under 2.5 acres that is connected to a public sewage system. Sewer connection is with Pebble Beach Community Sewer District. For the purposes of this Design Approval, the proposed project has adequate water.

CEQA:

The project is categorically exempt from environmental review pursuant to Sections 15303(a) and 15303(e) of the CEQA Guidelines. These exemptions apply to the construction of new single family dwellings and accessory structures in residential zones. The construction of a 3,174 square foot single family dwelling and a 6 foot tall redwood fence are consistent with these exemptions. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is categorically exempt because it is not located on a hazardous waste site, near a scenic highway, is not likely to effect cultural resources and will not have a significant effect on the environment.

LUAC:

Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 5, 2019. The LUAC unanimously recommended approval of the project as proposed.

Prepared by: Mary Israel, Associate Planner

Reviewed by: Brandon Swanson, Interim RMA Chief of Planning

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, including:

- Conditions
- Site Plans
- Landscape Plans
- Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

Exhibit D - EHB Credit Letter on Well Source Capacity Test

cc: Front Counter Copy; Zoning Administrator; Brandon Swanson, Interim Chief of Planning, Craig Spencer, RMA Services Manager; Mary Israel, Project Planner; John Moore, Agent; Carl and Gina Larson, Owners; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190317