



County of Monterey

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

Board Report

File #: ZA 20-021, **Version:** 1

PLN190079 - O MALLEY ELIZABETH G & JOHN M

Public hearing to consider demolition of an approximately 3,500 square foot, one-story single family dwelling with attached garage and construction of an approximately 4,850 square foot two-story structure inclusive of an attached garage; and removal of one (1) oak tree.

Project Location: 3265 Ondulado Road, Pebble Beach, Del Monte Forest Land Use Plan

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

RECOMMENDATION:

Staff recommends the Zoning Administrator:

- a. Find the project qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines as a demolition and rebuild of an existing single family dwelling in a residential zone, and there are no exceptions pursuant to Section 15300.2 of the CEQA guidelines;
- b. Approve a Combined Development Permit consisting of the following:
 - 1) Coastal Administrative Permit to allow demolition of the existing 2,956 square foot one-story single family dwelling and 578 square foot attached garage;
 - 2) Coastal Administrative Permit and Design Approval to allow construction of a 4,853 square foot two-story single family dwelling inclusive of an attached garage; and
 - 3) Coastal Development Permit to allow removal of one (1) oak tree.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 7 conditions of approval.

PROJECT INFORMATION:

Agent: Charles Belser c/o Pacific Peninsula Architecture

Property Owner: John and Elizabeth O Malley

APN: 008-442-006-000

Parcel Size: 0.637 acre (27,750 sf)

Zoning: "LDR/1.5-D(CZ)" (Low Density Residential with maximum gross density of 1.5 acres per unit in the Coastal Zone and Design Control Overlay)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: yes

SUMMARY:

The 0.637-acre parcel is in the Pebble Beach Amended subdivision adjacent to the Peter Hay Golf Course in Pebble Beach. The subject application is for demolition of a one-story residence and construction of a two-story residence in approximately the same previous building footprint. Driveway access to the subject parcel is on Ondulado Road and will continue as the only vehicular access. One Oak tree is proposed for removal as part of the project. No major issues have been raised in staff's review of this application, and it is consistent with all applicable County Codes.

DISCUSSION:

The subject parcel drains to the ocean into the Carmel Bay Area of Special Biological Significance (ASBS).

Therefore, the project is subject to Del Monte Forest LUP Policy 77 of Chapter 3 that limits site coverage of impervious surfaces to 9,000 square feet. Total impervious surface is approximately 5,424 square feet. The original proposed amount of impervious surface was reduced from 8,528 square feet because staff worked with the applicant to change the driveway surface from impervious to pervious material. To manage runoff onsite and offsite, Condition No. 7 requires submittal to RMA-Environmental Services of an engineered stormwater control plan for review and approval.

Design Review

Pursuant to 20.44.020 of Title 20, all parcels within the Del Monte Forest Land Use Plan comprise an area zoned within a Design Control (“D”) District. The overall design is modern and conforms to existing LDR zone development standards.

Development Standards for LDR/1.5

PARCEL

Building Site Coverage: 17.5% max

Density: 1.5 acres per unit

MAIN HOUSE

Front Setback: 30 feet (minimum)

Rear Setback: 20 feet (minimum)

Side Setback: 20 feet (minimum)

Maximum Height: 30 feet

Meets Requirements:

15.38% (4,268.41 sf)

Legal nonconforming

69 feet, 9 inches

89 feet, 3 inches

21 feet, 11 inches & 22 feet

29 feet, 9 inches

Parcels within a “D” District are required to stake and flag the project plan to allow visual review of the proposed mass and form. Site visits during the Governor’s Executive Order N-33-20 were non-essential activities for RMA-Planning operations to protect public health, safety, and welfare. Therefore, staff accepted photographs of the staking and flagging from the applicant (**Exhibit D**), accessed Google maps for a “virtual” site visit, and applied Condition No. 5 requiring evidence from a licensed civil engineer or surveyor that the built height of the structure conforms to the approved plans. The Pebble Beach Company Del Monte Forest Architectural Review Board provided to the applicant a letter of approval with standard conditions dated 1 May 2019 (**Exhibit E**).

The modern design incorporates clean lines with full height windows that lighten the bulk and mass of the two story home (See Exhibit D). The windows will have blinds closed at night for management of interior lighting visibility to the outside. The home is modest in size and mass as considered with the homes in the neighborhood, incorporates muted grays, beige, and cream, and is nestled within a forested environment providing screening from surrounding neighbors and the road.

Tree Removal/Forest Management

One oak tree is the minimum tree removal required to accommodate implementation of the project as assessed in the 13 June 2019 Tree Resource Assessment (File No. LIB200050) prepared by Frank Ono, a certified arborist and licensed forester. This report includes a Forest Management Plan that identifies forest resources at the development site and recommends measures for preservation and maintenance of the forest resources, including, though not limited to, pruning, mulching, and methods to prevent bark beetle infestation. Condition No. 4 requires a notice of the report (File No. LIB200050) recorded with the County Recorder, and Condition No. 6 requires preparation of a nesting bird survey prior to any tree removal pursuant to the federal Migratory Bird Treaty Act (MBTA).

The project was reviewed at the 21 May 2020 meeting of the Del Monte Forest (DMF) Land Use Advisory Committee (LUAC) because the application includes a request for a Design Approval that is reviewed at a public hearing. The project was recommended for approval as proposed in a vote of 7 (ayes) - 0 (noes) as reflected in the meeting minutes (**Exhibit F**).

CEQA:

Pursuant to Section 15302 of CEQA Guidelines, reconstruction of an existing dwelling unit within approximately the same footprint qualifies as a Class 2 Categorical Exemption. None of the exceptions to a categorical exemption contained in 15300.2 of the CEQA Guidelines apply.

OTHER AGENCY INVOLVEMENT:

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

- Bureau of Environmental Health
- RMA-Development
- RMA-Environmental Services
- Pebble Beach Community Services District

Prepared by: Jaime Scott Guthrie, AICP, Associate Planner, ext. 6414

Reviewed by: Brandon Swanson, Planning Services Manager

Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development and Acting Chief of RMA-Planning

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution, including:

- Plans; and
- Conditions of Approval

Exhibit C - Vicinity Map

Exhibit D - Colors and Materials

Exhibit E - Letter of Approval from Architectural Review Board

Exhibit F - Land Use Advisory Committee Meeting Minutes

cc: Front Counter Copy; John M. Dugan, Acting Chief of RMA-Planning; Beth and Martin O Malley, Owners and Applicants; Charles Belser c/o Pacific Peninsula Architecture, Agent and Architect; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190079.