



County of Monterey

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

Board Report

File #: ZA 21-003, **Version:** 1

PLN190387 - KINOSIAN & WETTON

Public hearing to consider construction of a 1,199 square foot accessory dwelling unit with an attached 1,426 square foot garage and 501 square foot mechanical room and elevator; removal of 3 trees (Coast Live oak); and development within 750 feet of known archaeological resources.

Project Location: 3202 Del Ciervo Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

Proposed CEQA action: Categorically Exempt per Section 15303 of the CEQA Guidelines

RECOMMENDATION:

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

1. Find that the project involves the construction of new accessory structures, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit and Design Approval to allow the construction of a 1,199 square foot accessory dwelling unit with an attached 1,426 square foot garage and 501 square foot mechanical room and elevator;
 - b. Coastal Development Permit to allow removal of three (3) trees (Coast Live oak); and
 - c. Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

The attached draft resolution includes findings and evidence for consideration (Exhibit A). Staff recommends approval subject to thirteen (13) conditions of approval.

PROJECT INFORMATION:

Owner: Kinosian Todd TR & Wetton Pamela Jill TR

Agent: Eric Miller Architects, Inc. (Carla Hashimoto)

APN: 008-361-029-000

Zoning: Low Density Residential, 1.5 acres per unit, with a Design Control Overlay [LDR/1.5-D (CZ)]

Parcel Size: 1.55 acres (67,551 square feet)

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The property is located within an established residential neighborhood in Pebble Beach, at the intersection of Del Ciervo Road and Crespi Lane. The proposed project involves the construction of a 1,199 square foot accessory dwelling unit with an attached 1,426 square foot garage, and 501 square foot mechanical room and elevator. The project also involves removal of three Coast Live oak trees, and development within 750 feet of known archaeological resources. Staff has reviewed the project for consistency with the applicable Monterey County code, including the Del Monte Forest Land Use Plan and Coastal Implementation Plan, and has found the project consistent with the applicable policies and regulations. The new accessory structure is an allowed use on the property and within the Low Density Residential zoning district. The design of the structure is consistent with the existing residence and surrounding residential development, and meets the Design Approval requirements for the district.

Tree removal is the minimum required in this case. The existing dwelling is surrounded by oak and pine trees, the proposed accessory dwelling unit is located in close proximity to the existing residence, and is designed to provide for architectural consistency with the existing residence. Two trees will be removed to construct driveway access to the proposed accessory dwelling unit (ADU), and one tree will be removed because it is located in the footprint of the proposed structure. The ADU is proposed in a location that provides for driveway access as an extension of the existing driveway while meeting required setbacks, avoiding slopes, and preserving as many healthy trees within the property as possible.

The property is located in an area of Del Monte Forest that has a high archaeological sensitivity and known resources exist with 750 feet of the development. An archaeological report has been prepared for this project and found no evidence that construction of this project would impact sensitive resources. The County's standard condition of approval has been applied to the project to address unforeseen discoveries during construction.

Water for the proposed ADU will be provided by California American Water and sewer service will be provided by the Carmel Area Wastewater District through Pebble Beach Community Services. Water credits for the new unit have been purchased from the Pebble Beach Company.

Staff finds that, as designed and conditioned, there are no major project issues and there would be no impacts to the public viewshed.

DISCUSSION:

Land Use

The property is zoned for low density residential use, which allows development of habitable and non-habitable accessory structures as allowed uses pursuant to MCC Section 20.14.040.F. The Design Control zoning overlay requires the granting of a Design Approval for the proposed development. Based on staff review of the planning application materials, the property complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan, and applicable sections of the Monterey County Coastal zoning ordinance (Title 20). As proposed, the structures conform to all required setbacks. The property is approximately 1.55 acres (67,551 square feet), which would allow structural site coverage of 10,133 square feet and floor area of 11,821 square feet. As proposed, the project would result in building coverage of 6,714 square feet (9.94 percent) and floor area of 8,770 square feet (12.98 percent). The project also includes approximately 2,091 square feet of impervious surfaces (e.g., driveway, patio, paths, etc.), for a total of 8,805 square feet of site structural and impervious surface coverage.

Pursuant to DMF LUP Policy 13, the applicant shall convey to the County a conservation and scenic easement where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist (Condition No. 7). The property is located in a visually prominent area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan), and portions of the parcel may be visible from 17-Mile Drive. The subject property is also adjacent to a sensitive habitat and drainage area that is zoned Resource Conservation. The easement would assist the County's goal of protecting visual and sensitive biological resources by ensuring development would not occur on areas of the parcel potentially more visible from 17-Mile Drive or on slopes that would drain into the sensitive habitat area.

Pescadero Watershed

Policy 77 of the Del Monte Forest Land Use Plan limits development of parcels within the applicable watersheds to a maximum site coverage of 9,000 square feet, including both structural and impervious surface coverage. The intent of this policy is to protect water quality by reducing runoff into the waters of the Pacific Ocean surrounding the Del Monte Forest, specifically the Carmel Bay Area of Special Biological Significance (ASBS). As proposed, the project would result in site coverage, including impervious surfaces, of 8,805 square feet, which is below the maximum allowed of 9,000 square feet. Therefore, the project is consistent with DMF LUP Policy 77 regarding development within the Pescadero Watershed.

Public Viewshed and Design Review

The property is located in an area where the Local Coastal Program may require visual public access (Figure 3, Visual Resources, Del Monte Forest Land Use Plan). Based on review of the application materials, as well as a site visit on January 20, 2021, the development proposal would not interfere with visual access along 17-Mile Drive and minimizes development within the public viewshed.

DMF LUP Policies 123 and 137 restricts development that would block significant public views along the 17-Mile Drive corridor and from designated public access areas/vista points. Based on the project location, and its topographical relationship to visual public access points in the area, the proposed development will not interfere with visual access along 17-Mile Drive or from designated public access areas/vista points. The property is not visible from 17-Mile Drive or from vista points in the vicinity due to distance, topography, vegetation, and location east of 17 Mile Drive. Also, the proposed single-family dwelling would conform to all required development standards for this zoning district. The proposed development is located in a residential neighborhood, and surrounding lots have been developed with similar residential development. The proposed accessory dwelling unit would consist of materials and colors that blend well with the surrounding natural environment and neighborhood character. The primary exterior colors and materials proposed for the accessory dwelling unit and attached garage will match the existing residence and include the following: beige stucco siding, wood windows and doors, metal railing, copper gutters, and slate roof. The dwellings within this vicinity have a variety of architectural styles and the proposed exterior colors and finishes blend with the surrounding environment, and are consistent with the surrounding neighborhood character. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

The project site is also located within the Point Lobos viewshed, yet would not adversely affect public views from Point Lobos given the existing trees, vegetation, and distance from Point Lobos (approximately 3.18 miles or 16,800 feet). As proposed, staff has determined that the project would not result in any adverse visual impacts to the public viewshed or scenic character in the project vicinity, would not block significant public views toward the ocean, and is consistent with the applicable visual resource and public access policies of the DMF LUP.

Archaeological or Cultural Resources

The project site is in an area identified in County records as having a high archaeological sensitivity. Per DMF CIP Section 20.147.080.B, an archaeological report (Monterey County HCD-Planning Library No. LIB200060) was prepared for the site and submitted to the County for review. The report concluded that there is no background or surface evidence of potentially significant archaeological resources, and that potential impacts to archaeological resources are not anticipated from the proposed project. The report also identified that the nearest recorded prehistoric site is approximately 450 feet from the subject property, and at a lower elevation. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent

impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

Tree Removal

The project includes application for the removal of three (3) Coast Live oak trees.

A Tree Assessment (LIB200062; Frank Ono) prepared for the site identifies the condition of the three (3) oak trees proposed for removal as either fair or poor. Also, the Tree Assessment identifies Tree #370 (i.e., the 25-inch tree proposed for removal) as having several fissures in the main stem and fungal decay at the base. Additionally, the three native trees proposed for removal will be replanted per the recommendation of the arborist (Condition No. 10) and LUP Policy 35, which directs the replacement of native trees on the site in accordance with the recommendations of the arborist, except where it is demonstrated that replacement of trees would result in an overcrowded, unhealthy environment. The project has been sited and designed to minimize tree removal, and no other protected trees would be removed due to the proposed development. Per the Tree Assessment prepared for the project, the tree removal has been limited to that required for the overall health and long-term maintenance of the forest resources on the property. Staff has reviewed the arborist report and agrees with the conclusions. Condition 10 has been added to require replanting of four coast live oak trees on the site to replace the trees proposed for removal.

CEQA:

The project is categorically exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. This exemption applies to the construction of new, small facilities or structures. The proposed project involves the construction of an accessory structure on a residentially-zoned parcel within a developed neighborhood, and is consistent with this exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.

LUAC:

County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on May 7, 2020, at which all persons had the opportunity to be heard, and voted 5 - 0 to support the project as proposed. No members of the public commented on the project, and the LUAC raised no concerns regarding the project.

Prepared by: Joseph Sidor, Associate Planner, Ext. 5262
Reviewed by: Craig Spencer, HCD Planning Services Manager
Approved by: Mike Novo, Interim HCD Director

The following attachments are on file with the RMA:

Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plan, Floor Plans, Elevations, Colors and Materials

Exhibit B - Vicinity Map

Exhibit C - Del Monte Forest LUAC Minutes

cc: Front Counter Copy; Zoning Administrator; California Coastal Commission; Pebble Beach Community Services District (Fire Protection District); Public Works; HCD-Environmental Services; Environmental Health

Bureau; Craig Spencer, HCD Planning Services Manager; Eric Miller Architects, Inc. (Carla Hashimoto), Agent; Kinosian & Wetton Trust, Owner; Anthony Lombardo & Associates, Attorney representing the Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN190387