



County of Monterey Planning Commission

Agenda Item No.3

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

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PLN250114 - LIVE BY THE SEA LLC

Public hearing to consider the construction of a 3,819 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, as well as the removal of 24 protected trees.

Project Location: 3387 Ocean Avenue, Carmel, Carmel Area Land Use Plan.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval to construct a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage, and 307 square foot covered patio, and associated site improvements; and
 - b. A Coastal Development Permit to allow the removal of 24 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 12 conditions of approval.

PROJECT INFORMATION:

Agent: Inder Sandhu

Property Owner: Manjit Sandhu

APN: 009-162-008-000

Parcel Size: 12,132 square feet

Zoning: Medium Density Residential, with a density of 2 acres per unit and a Design Control overlay, or "MDR/2-D"

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: yes

Project Planner: Jordan Evans-Polockow, Assistant Planner

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SUMMARY/DISCUSSION:

The property is located at 3387 Ocean Avenue, Carmel (Assessor's Parcel Number 009-162-008-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential with a density of 2 acres per unit and a Design Control, or "MDR/2-D". The

proposed project involves the construction of a 2,812 square foot single-family dwelling, inclusive of a 592 square foot two-car garage and 307 square foot covered patio, and associated site improvements. The project also involves the removal of four Monterey Pine trees and 20 Oak trees, which is an allowed use subject to the granting of a Coastal Development Permit. Implementation of the project would require 734 cubic yards of cut and 46 cubic yards of fill. Potable water will be provided to the parcel by Cal American Water through the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Carmel Area Wastewater District.

Based on staff's review, the project is consistent with applicable goals and policies in the 1982 General Plan, policies in the Carmel Area Land Use Plan, and Title 20 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site vary in architectural style, ranging from modern-style homes to contemporary rural-style homes. The single-family dwelling would have a contemporary modern architectural style with rural Tuscan finishes, and exterior colors and materials consisting of smooth alabaster white painted stucco, copper stone exterior, and Tricon black aluminum reveal trim and roofing. The proposed exterior finishes do not detract from the surrounding environment and are consistent with the surrounding residential neighborhood character. CARLUP Policy 1.4 and Key Policy 2.2.2 state that the common goal of the Carmel area must be that future development should harmonize and blend with the natural scenic character, as demonstrated by the proposed project's design. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. Although 24 trees will be removed, all other trees and vegetation will remain, resulting in the proposed development blending in with the surrounding residential neighborhood. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood and its character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Map A of the Carmel Area Land Use Plan (Local Coastal Program General Viewshed) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site's visibility from common public viewing areas. Accordingly, the proposed residence would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 24 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250240; **Exhibit C**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 33 trees within the subject property and determined that the condition of these trees range to be in fair to poor condition. As proposed, 24 trees would be removed with the implementation of this project, including 20 Coast live oaks and four

Monterey pines. All four Monterey pine trees proposed for removal are of landmarks (24 inch or greater trunk diameter)

The single-family dwelling is consistent (slightly smaller) in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Nineteen of the trees to be removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 24 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of five oak or pine trees due to the limits within the lot structure and subterranean infrastructure. Replanting only five trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 5-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant five of either 5-gallon Monterey pine trees and/or 5-gallon coast live oak trees.

OTHER AGENCY INVOLVEMENT:

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Cypress Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was to be reviewed by the Carmel Highlands LUAC, but due to an ongoing lack of quorum issue with the Carmel Highlands LUAC, the project could not be reviewed by the committee prior to the Planning Commission's consideration of the project.

Prepared by: Jordan Evans-Pollockow, Assistant Planner, (831)-755-7065

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - Arborist Report

cc: Front Counter Copy; Planning Commission; Cypress Fire Protection District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Jordan Evans-Polockow, Project Planner; Fionna Jensen, Principal Planner; Manjit Sandhu, Property Owner; Inder Sandhu, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN250114.