



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 25-021

March 13, 2025

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Current Status: Agenda Ready

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Matter Type: Zoning Administrator

PLN230137 - CAMPBELL S JAMES JR & LYNDA R TRS (CONTINUED FROM MARCH 6, 2025)

Public hearing to consider demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage, and a 111 square foot guesthouse, and construction of a 3,403 square foot single family dwelling and an attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit within the floodway fringe of the Carmel Valley River.

Project Location: 23 Wawona Road, Carmel Valley.

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

RECOMMENDATION:

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

1. Find that the project 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: 1) Administrative Permit and Design Approval to allow demolition of an existing 1,173 square foot single family residence, a 364 square foot detached garage and 111 square foot guest house; and construction of a 3,403 square foot single family residence, attached 805 square foot garage with a second story 606 square foot Accessory Dwelling Unit; and 2) Use Permit to allow development within the Carmel Valley River floodplain.

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

PROJECT INFORMATION:

Agent: Merritt Hawley

Property Owner: Seth Campbell

APN: 197-101-019-000

Parcel Size: 1.75 acres, or 76,230 square feet

Zoning: Low Density Residential with a 2.5 acres per unit density, Design Control overlay, Site Plan Review overlay, and Residential Allocation Zoning

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

SUMMARY:

The subject property is located at 23 Wawona Road, in Carmel Valley within the unincorporated area of Monterey County. The lot is currently developed with a 1,173-square-foot single-family residence, a 364-square-foot detached garage, and a 111-square-foot guest house. The proposed project includes demolition of the existing structures and construction of a replacement 3,403 square foot single family residence, attached 805 square foot three-car garage with a second story 606 square foot Accessory Dwelling Unit (ADU), and associated site improvements. The project includes removal of 4 non-native trees, development within 200 feet of the Carmel Valley River, replacement of existing fencing, and replacement and expansion of the existing gravel driveway. The project site is supplied water by California American Water, which will continue to serve the proposed main residence. The existing on-site well provide domestic water to the proposed ADU. An alternative onsite wastewater treatment system (OWTS) system is proposed to provide adequate wastewater treatment for the proposed main residence and ADU.

DISCUSSION:

Land Use

Based on staff's review of the planning application materials, the project complies with all rules and regulations pertaining to zoning uses and other applicable provisions of the 2010 General Plan, Carmel Valley Master Plan, and applicable sections of the Monterey County zoning ordinance (Title 21). The parcel is zoned Low Density Residential, with a 2.5 acres per unit density, Design Control, Site Plan Review, Residential Allocation Zoning, in the Inland zone (LDR/2.5-D-S-RAZ)), which allows for the construction of a new residence and accessory structures, subject to an Administrative Permit and Design Approval. A Use Permit is required to allow development within the Carmel Valley floodplain.

Title 21 section 21.14.060 establishes the side development standard applicable to structures within the LDR zoning district. As delineated on the attached project plans, the existing residence, guest house, and garage are slated for demolition. Pursuant to Title 21 section 21.14.060.C, the subject main structures shall have setbacks of at least 30 feet for the front, and 20 feet for the sides and rear, and a maximum allowable height of 30 feet. The attached garage and ADU are structurally attached to the proposed residence via a trellis, and therefore are subject to the same site development standards as the main structure. As proposed, the residence and attached accessory structures will have a 30 feet front, 20 feet side, over 20 feet from the rear, and a proposed height of 29 feet 11 inches from average natural grade. The subject property has an allowable building site coverage of 25 percent, and as proposed the lot coverage will be 4.8 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.

Floodplain

Title 21 section 21.64.130 establishes the regulations applicable to land use in the Carmel Valley Floodplain. A Topographic Map was completed by Grice Engineering on October 21, 2024, and determined that the project site takes place within the Carmel Valley River's 100-year floodplain, with a base flood elevation indicated of 310 feet. As indicated in the attached project plans (**Attachment 2 of Exhibit B**), the proposed residence, garage/ADU, and covered porches are within the floodway fringe. Accordingly, the project includes a Use permit to allow development within 200 feet of the floodway fringe/floodplain. As required by County Code, the structures finished floor elevations are raised 1.5 to 2 feet above the base flood. The project complies, to the maximum extent feasible, with

the regulations contained in Title 21 section 21.64.130. Although the project site is not over 200 feet away from the Carmel Valley River's edge, the nearby riparian habitat will not be impacted, the natural course of the river will not be altered by the proposed development, and there will be no alteration to the existing riparian vegetation. The project involves minimal grading, and the proposed structures are to be constructed in the same general building footprint as the previous residence and accessory structures.

To comply with HCD-Environmental Services standards, projects that create and/or replace less than 2,500 square feet of impervious surface, collectively over the entire project site shall implement specific design strategies in the project to reduce runoff and comply with erosion control measures. Per the Geotechnical Report associated with this project (County of Monterey Library No. LIB240143), the project's driveway will be reconstructed with decomposed granite and direct runoff to the edges in a dispersed manner.

Design and Visual Resources

Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances and decisions regarding Carmel Valley shall be consistent with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. As designed, the proposed residence will have exterior colors and materials that include gray board and batten siding, aluminum clad wood casement for windows and doors, brown/gray composition roof shingles, and Carmel River stone cladding for garden walls and paths. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment, consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. Staff conducted a site visit on June 17, 2024 to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road and Laureles Grade. The project is not visible from Carmel Valley Road or any other public viewshed due to intervening mature vegetation and development, along with the topography of the land, which steeply drops from Carmel Valley Road and then level off near the river. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Environmentally Sensitive Habitat Area

Policy OS-5.3 of the 2010 General Plan's Conservation and Open Space element requires that development shall be carefully planned to provide for the conservation and maintenance of critical habitat. As delineated on the plans, the project will have the same general building footprint of the previous residence and accessory structures, and the project involves grading with minimal cut, and the siting of the proposed structures is as far from the riverbank as allowable, while still maintaining required setbacks for main structures and minimizes development on steeper slopes. Policy OS-5.16 indicates a biological study shall be required for any development project that has the potential to substantially reduce the habitat of a protected species. Biological Report (County of Monterey Library No. LIB240130; **Exhibit E**) was submitted and concluded that the subject project is outside the floodway and the Carmel River Riparian corridor, and includes Coast Live Oak Woodland and environmentally sensitive Riparian Aquatic Habitat. It further concluded that the proposed location for the residence and accessory structures are separated by more than 100-feet from the Riparian corridor, and is located below and outside the Coast Live Oak Woodland habitat.

Additionally, the biological survey did not identify any sensitive native habitat or vegetation, native wildlife, or sensitive natural resources within the proposed development area. Based on the California Natural Diversity Database, the report concluded that there is an unlikely potential for construction to impact California Red-legged Frogs, Legless Lizards, and Southwestern Pond Turtles during the ground clearance stage and/or brush trimming to allow equipment mobilization. In the unlikely event that these species occupy the site, the biologist's recommendations have been incorporated into the project to ensure impacts are either avoided or minimized. Condition No. 8 has been applied to require the Applicant/Owner to prepare a comprehensive construction management plan that illustrates the location of the protective fencing (riverside of the driveway), areas suitable for construction staging, and other measures to protect onsite and nearby sensitive resources while avoiding construction nuisance impacts to nearby properties. Additionally, Condition No. 12 requires a pre-construction meeting to be conducted with the purpose of reviewing this permit's conditions of approval and all recommendations indicated in the biological report (County of Monterey Library No. LIB240130), including designating a construction member to inspect the site for special status species. Consistent with General Plan Policy OS-4.3 and Carmel Valley Master Plan Policies CV-3.7 and CV-3.8, the project has been designed at a density compatible with the surrounding sensitive habitats, and conditioned to protect riparian vegetation and the Carmel Valley River.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15303 categorically exempts new construction, inclusive of single-family dwellings and accessory structures. As proposed, the project involves the existing residence and garage and guesthouse, to be replaced with a new residence with an attached garage and second-story accessory dwelling unit. The project as proposed does not create impacts to an environmental resource, any scenic highways, or historical resources; this will not create any cumulative or significant impact, and this site is not a hazardous waste site. The subject property is within a floodplain, however, it complies with the regulations applicable to floodplain standards and will not create or contribute to an environmental impact. Per the biological report (County of Monterey Library No. LIB240130), there is environmentally sensitive habitat on the subject property; however, the project has been designed and sited to avoid sensitive habitat/wildlife and the biologist's recommendations have been incorporated as conditions of approval. No evidence of significant adverse environmental effects was identified during the staff's review of the development application.

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
- Monterey County Fire Protection District

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee on January 21, 2025. One committee member had concerns regarding the distance of proposed structures to the

floodplain and inquired as to whether the project complied with County's Carmel Valley Floodplain Ordinance requirements. The committee recommended approval of the project by a vote of 6-0 in support of the project as proposed (**Exhibit D**). The LUAC had questions about the County's Carmel Valley Floodplain Ordinance and whether the project complied with its requirements.

Prepared by: McKenna Bowling, Assistant Planner

Reviewed and Approved by: Fionna Jensen, Principal Planner (WOC)

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

Draft Conditions of Approval

- Site Plan, Elevations & Floor Plans
- Colors and Materials

Exhibit C - Vicinity Map

Exhibit D - LUAC Minutes, dated January 21, 2025

Exhibit E - Biological Assessment

cc: Front Counter Copy; Monterey County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Assistant Planner; Fionna Jensen, Principal Planner (WOC); Seth Campbell, Property Owners; Merritt Hawley, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN230137.