



County of Monterey Zoning Administrator

Item No.3

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

August 29, 2024

Legistar File Number: ZA 24-032

Introduced: 8/23/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN230021 - PAQUIN PATRICK J & PAQUIN ANNA T

Public hearing to consider demolition of an existing 1,876 square foot residence and attached garage, a detached shed and horse stables (approximately 2,525 square feet) and construction of a one-story 4,989 square foot single-family dwelling with an attached 764 square foot garage and 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached barn within the Carmel River floodplain. Associated site improvements include 1,807 construction a new driveway.

Project Location: 27592 Schulte Road, Carmel Valley, Carmel Valley Master Plan.

Proposed CEQA action: Find the project qualifies for a Categorical Exemption pursuant to CEQA Guidelines section 15302 and no exceptions pursuant to section 15300.2 can be made.

RECOMMENDATIONS

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

- a. Find that the project is for the reconstruction of a residential dwelling which qualifies as a Class 2 Categorical Exemption pursuant to CEQA Guidelines section 15302 and no exceptions pursuant to section 15300.2 can be made; and
- b. Approve Combined Development Permit consisting of:
 1. an Administrative Permit and Design Approval to allow demolition of an existing residence and associated structures and construct a new 4,989 square foot single family dwelling with an attached 764 square foot garage, 476 square foot detached garage, and associated site improvements; and
 2. a Use Permit to allow for development within the Carmel River floodway fringe.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 10 conditions of approval.

PROJECT INFORMATION

Agent: John Moore

Property Owner: Patrick and Anna Paquin

APN: 169-191-009-000

Parcel Size: 2.08 acres

Zoning: Low Density Residential, with a Building Site 6 overlay, Design Control, Site Plan Review, Residential Allocation Zoning, Inland Area.

Plan Area: Carmel Valley Master Plan

Flagged and Staked: Yes

Project Planner: McKenna Bowling, Assistant Planner
(831) 755-5298, bowlingmr@countyofmonterey.gov

SUMMARY

The subject property is located at 27592 Schulte Road, Carmel Valley within the unincorporated area of Monterey County. The lot is developed with a 1,876 square foot single-family dwelling in 1955, and 2,525 square feet of non-habitable accessory structures. The proposed project includes demolition of an existing residence, shed and horse stables, to be replaced with new 4,989 square foot single-family dwelling with an attached 764 square foot garage with 2,029 square feet of covered porches, decks and entry, and a 476 square foot detached garage/barn. Associated site improvements include the replacement and interior reconfiguration of the driveway, replacement of the existing septic system with an alternative onsite wastewater treatment system (OWTS) and grading of approximately 55 cubic yards of cut and 55 cubic yards of fill.

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 Inland zoning ordinance (Title 21). The parcel is zoned Low Density Residential, with Building Site 6, Design Control, Site Plan Review, and Residential Allocation Zoning overlay districts in the Inland Area (LDR/B-6-D-S-RAZ), which allows for the construction of a new residence and accessory structures, subject to an Administrative Permit and Design Approval, and a Use Permit to allow for development within the Carmel River floodway fringe.

Policy LU-2.2 of the 2010 General Plan establishes regulations for residential development within the Inland Area, and states that residential development will be limited in areas that are unsuited for higher density development, due to physical hazards or development constraints. With this project being demolition of an existing residence and construction of new residence with accessory structures, it continues to comply with the general plan policy. In the Carmel Valley Master Plan, policy CV-1.1 regulates the design and architectural theme of Carmel Valley, which is rural in character; therefore, as designed the residence complies with the rustic nature of Carmel Valley, and the neighborhood in which this parcel is located in. Title 21 section 21.14 establishes the regulations applicable to the Low Density Residential Zoning in the Inland Area. As delineated on the attached project plans (**Attachment 2 of Exhibit B**), the proposed 4,989 square foot single-family dwelling complies with the required setbacks and is sited approximately 117 feet from the front, over 20 feet from the rear, and 30 feet from the side property lines. The proposed residence would have a height of 21 feet and 6 and a half inches from the average natural grade. This property has an allowable maximum building site coverage of 25 percent and with the proposed development would have a building site coverage of 9 percent. Therefore, the proposed project complies with applicable site development standards.

Title 21 section 21.64.130 establishes the regulations applicable to land use in the Carmel Valley Floodplain, in the Inland Area. As indicated in the attached project plans (**Attachment 2 of Exhibit B**), the proposed residence, garage/barn, and covered porches are within the floodway fringe;

however, they are appropriately raised 1 foot above the baseflood elevation, and the project entitlement includes a Use permit to allow development within 200 feet of the floodway fringe. To comply further with Title 16.16 the applicants have proposed to remove existing structures closest to the Carmel River, and are not proposing replacement of them.

Design and Visual Resources

As designed, the proposed residence would have exterior colors and materials colors that match the existing single-family dwelling, which include light white board and batten siding, black trim wood windows and doors, and a weathered copper standing seam metal roof. The exterior finishes are compatible with the surrounding environment and consistent with the surrounding residential neighborhood character. Staff received the staking and flagging photos on April 10, 2024, and they were used to determine whether the project would be visible from any common public viewing area, including Carmel Valley Road, and Schulte Road. The project's staking and flagging was not visible from Carmel Valley Road or any other public viewshed due to intervening mature vegetation and development. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

Public Comment

In accordance with Title 21 section 21.76.030, the proposed project has been scheduled to be presented to the Zoning Administrator on August 29, 2024. At this time, staff has not received any public comment letters.

CEQA:

California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts the replacement or reconstruction of an existing structure that will be located on the same site and will have generally the same purpose and capacity as the structure replaced. As proposed, the project involves the replacement of an existing residence and associated accessory structures to allow construction of a new 4,989 square foot single-family dwelling with an attached 764 square foot garage, and 476 square foot detached garage/barn. 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. No evidence of significant adverse environmental effects were identified during staff's review of the development application.

LUAC:

County staff referred the project to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on July 15, 2024, and voted 4-0 to support the project (see **Exhibit D**). The LUAC raised no concerns, and was in support of the project as presented by staff and the applicant.

Prepared by: McKenna Bowling, Assistant Planner x5298

Reviewed by: Fionna Jensen, Senior Planner

Approved by: Anna Ginette Quenga, AICP, Principal Planner

- Draft Conditions of Approval

The following attachments are on file with the HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution

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

Exhibit C - Vicinity Map

Exhibit D - LUAC Minutes, dated July 15, 2024

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Anna Ginette Quenga, AICP, Principal Planner; Patrick Paquin, Property Owner; John Moore, Agent; Planning File PLN230021.