



County of Monterey Planning Commission

Item No.4

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

Agenda Item No.4

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PLN240352 - FLORES PAUL H & LINDA S TRS

Public hearing to consider the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios, and the removal of 19 protected trees.

Project Location: 577 Monhollan Road, Carmel.

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. A Design Approval to allow the construction of a 6,796 square foot single-family dwelling with an attached 2,580 square foot garage, and associated site improvements, including 1,762 square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 19 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Darren Davis

Property Owner: Paul H & Linda S Flores

APN: 103-071-026-000

Parcel Size: 4.26 acres

Zoning: Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay or "RDR/10-UR-D"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: Yes

Project Planner: Jade Mason, Assistant Planner

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SUMMARY/DISCUSSION:

The property is located at 577 Monhollan Road, Carmel (Assessor's Parcel Number 103-071-026-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential with a maximum 10 units per acre, an Urban Reserve overlay, and Design overlay

or “RDR/10-UR-D”. The proposed project involves the construction of a 5,382 square foot single family dwelling with a 1,414 square foot daylight basement, a 2,580 square foot attached garage, and 1,762 square feet of porches and patios. The project also involves the removal of 19 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 400 cubic yards of cut and 600 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Cypress Fire Protection District.

Based on staff’s review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown concrete mission tile roofing, cream stucco, brown trim, and dark brown anodized windows. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation. Although 19 trees are proposed for removal, more than 30 trees in proximity to the residence would remain on site and continue to add to the forested environment of the project site. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) 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 partially block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures 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 19 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250070; **Exhibit B**) 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 51 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but may have some degree of health conditions or structural integrity limiting their development. As proposed, 19 trees would be removed with implementation of this project, including 12 Coast live oaks and seven Monterey pines, four of which are landmark trees.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Seventeen of the trees to be removed are within the development footprint (structure). Of the two additional trees proposed for removal, both of which are designated landmark Pines, one (Tree #442) is located approximately 15 feet from the residence, is in poor condition, and would be impacted by grading activities. The other (Tree #411) is not within the construction or grading area but is dead and therefore also proposed for removal. Two more landmark pines, though in fair condition, are situated within the development footprint of the proposed single-family dwelling and may present health or structural concerns that could limit their long-term viability. Although four landmark Pines are proposed for removal, there are no landmark Oaks proposed for removal. Landmark Pines are not afforded the same level of protection as Landmark Oaks per Title 21 section 21.64.260. Given the heavily forested condition of the project site, there is no alternative building site that would minimize tree removal. 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 25 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of eleven 5-gallon Monterey pines and thirteen 5-gallon coast live oaks. Replanting 25 trees will allow for optimum canopy and root development. Accordingly, Condition No. 6 requires the applicant to replant thirteen 5-gallon Monterey pine trees and twelve 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

Although the proposed project meets the referral criteria of the Board of Supervisors Adopted LUAC guidelines, the Greater Monterey Peninsula LUAC does not currently have a quorum and thus cannot review projects.

Prepared by: Jade Mason, Assistant Planner, Assistant Planner

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 - Arborist Report

Exhibit C - Vicinity Map

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire); HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; McKenna Bowling, Project Planner; Fionna Jensen, Principal Planner; Paul H & Linda S Flores, Property Owner; Darren Davis, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240352.