



County of Monterey Zoning Administrator

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

October 10, 2024

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PLN230052 - TROMP MARCEL & ASTRID TRS

Public hearing to consider construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, an attached 337 square foot guesthouse, a detached 200 square foot shed, and associated site improvements including removal of two Coast live oak trees and development within 100 feet of Environmentally Sensitive Habitat Area.

Project Location: 6820 Long Valley Spur, Castroville, North County Land Use Plan.

Proposed CEQA Action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution:

- 1) Finding that the project is Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions under section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit to allow construction of a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200 square foot shed, and associated site improvements;
 - b. Coastal Administrative Permit to allow construction of a 337 square foot guesthouse;
 - c. Coastal Development Permit to allow the removal of two Coast live oak trees; and
 - d. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**).

Staff recommends approval subject to 11 conditions.

PROJECT INFORMATION:

Project Owner: Tromp Marcel & Astrid TRS

Agent: Justin Pauly, Architect

APNs: 129-201-052-000

Zoning: Rural Density Residential, 10 acres per unit, within Coastal Zone (“RDR/10(CZ)”)

Parcel Size: 13.49 acres

Flagged and Staked: Yes

Project Planner: Fiona Jensen, Senior Planner

(831) 796-6407, jensenfl@countyofmonterey.gov

SUMMARY/DISCUSSION:

The subject parcel is located in a rural residential area, established by the Kirby Ranch Subdivision #1, and is surrounded by residentially developed 10+ acre lots to the north and south. Residential lots to the east and west are vacant. The applicant proposes to construct a 2,529 square foot single-family dwelling with 2,575 square feet of decks and covered patios, a detached 200-square-foot utility shed, and associated site improvements. Associated site improvements include a photovoltaic system, a septic system, the removal of two Coast live oak trees and one non-native cedar tree, and 446 cubic yards of cut and 775 cubic yards of fill. The subject property will be served potable water by a private well (Well Permit #20-13391) located on an adjacent property and under common ownership (APN: 129-201-060-000). The Monterey County Environmental Health Bureau (EHB) reviewed the well's source capacity test, dated July 13, 2023, and found that the well met applicable standards, including pumping capacity (28 gallons per minute) and quality. Additionally, EHB reviewed and approved on-site wastewater treatment system plans designed by C3 Engineering Inc. and did not apply any conditions of approval.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, North County Land Use Plan (LUP), Monterey County Coastal Implementation Plan (CIP, Part 5) and Zoning Ordinance (Title 20).

Development Standards

The subject property is zoned for rural density residential (RDR) use, which allows development of the first single-family dwelling on a legal lot of record and accessory structures, subject to the granting of a Coastal Administrative Permit, in each case. Required setbacks in the RDR district for main dwelling units and attached accessory structures are 30 feet (front) and 20 feet (sides and rear). Detached accessory non-habitable structures are subject to setbacks of 50 feet (front), 6 feet (side front half), 1 foot (side rear half), and 1 foot (rear). As proposed and as illustrated on the attached plan (**Exhibit B2**), the one-story single-family dwelling and attached guesthouse would have front, side, and rear setbacks greater than 100 feet. The detached shed would also have setbacks greater than what is required by the RDR zoning district. The maximum allowed height for main structures is 30 feet, whereas guesthouse structures are limited to 12 feet, and other accessory structures are limited to 15 feet in height. The proposed main structure and attached guesthouse will have a height of approximately 16 feet 5 inches from the average natural grade. The detached shed has a height of approximately 9 feet 3 inches from the average natural grade. The site coverage maximum in this RDR district is 25 percent. The property is 13.49 acres which would allow site coverage of 146,606 square feet. As proposed, the project would result in a site coverage of 5,438 square feet. Therefore, as proposed, the project meets all required development standards.

Guesthouse

The proposed project includes the construction of a 337-square-foot attached guesthouse. Title 20 section 20.64.020 establishes regulations and standards for guesthouse structures. Consistent with the applicable requirements, the proposed guesthouse lacks cooking facilities, shares the same architectural design and colors and materials as the main residence, and thus is visually consistent and compatible with the primary dwelling unit, and is located in close proximity (structurally attached). Additionally, the guesthouse will share the same utilities as the main residence and will have one

parking spot in the proposed autocourt. Condition No. 9 has been applied to require that the Applicant/Owner record a deed restriction prohibiting separate rental of the guesthouse.

Tree Removal

A Pre-Construction Tree Impact Assessment was prepared by Rob Thompson, dated June 13, 2024 (LIB240167; **Exhibit D**). This report evaluated the health, structure, and preservation suitability of each tree within or adjacent to the proposed development. The original siting of the residence and driveway improvement required the seven individual special status plants, three coast live oak trees, and one non-native tree. Though the tree removal was the minimum necessary under this specific design, HCD-Planning staff and California Coastal Commission staff raised concerns about the project's direct impacts on special status plant species, specifically Hooker's manzanita and Pajaro manzanita. To better meet the resource protection goals and policies of the North County LUP and associated CIP, the Applicant/Owner presented staff with design revisions that reduced the number of native trees proposed for removal by one and avoided nearby special status plant species (Hooker's manzanita and Pajaro manzanita). Design changes included relocating the proposed residence slightly south, eliminating the carport, and reconfiguring the driveway, while continuing to meet North County Fire Protection District driveway standards.

Coast live oaks sporadically line the western side of the existing gravel driveway/access road. Just east of the driveway is dense Pajaro manzanita chaparral. To meet North County Fire Protection District standards, the existing driveway would be improved to 12 feet wide and resurfaced with an all-weather aggregate surface. Additionally, the driveway would be improved with a firetruck turnaround and turnout. As proposed, the roadway improvements would impact and require the removal of two 8-inch Coast live oaks that have been identified to be in fair to good health. Improving the existing driveway to meet the local fire code could not be completed without the removal of nearby protected trees. If a new driveway route were to be created to avoid tree removal, impacts to identified special status plant species (see below discussion) may occur and such grading would conflict with the applicable policies of the North County LUP that call for minimizing natural landform alteration. Therefore, using the existing driveway to access the proposed residences is the most appropriate and feasible design, minimizes the number of trees proposed for removal, and better achieves the resource protection goals and policies of the North County LUP. Condition No. 10 requires on-site replanting of two Coast live oak trees. The remaining trees on the property will be retained and protected with necessary tree preservation measures for the duration of construction (Condition No. 6).

Environmentally Sensitive Habitat Area

Pursuant to the prepared Biological Report (LIB230246; **Exhibit C**), prepared by Pat Regan, dated July 27, 2023, revised May 29, 2024, portions of the project site and surrounding area support several sensitive plant species that are associated with, and indicative of the plant community known as Central maritime chaparral. Specifically, the property was found to contain Pajaro manzanita chaparral, a shrubland alliance, and a subcategory of Central maritime chaparral that is dominated by Pajaro manzanita. This shrubland alliance supports a variety of sensitive plant species including Hookers manzanita, Pajaro manzanita, Monterey spineflower, Seaside Birds beak, Robust spineflower, Yadon's rein orchid, Santa Cruz tar plant, and Monterey ceanothus. The chaparral habitats and individual sensitive plant species are considered environmentally sensitive habitats

pursuant to Chapter 2.3 of the North County LUP.

Chapter 2.3 of the North County LUP requires the maintenance, protection, and where possible enhancement of sensitive habitats. Per Policy 2.3.2.1 of the North County LUP, only resource-dependent uses are allowed within environmentally sensitive habitat areas (ESHA), whereas all other development types (as allowed by the underlying zoning district) may be adjacent to or within 100 feet of ESHA, provided the development is compatible with the long-term maintenance of the resource. As described above, the original siting of the single-family dwelling and autocourt would have directly impacted and required the removal of four small individual plants of Pajaro manzanita and three Hooker's manzanita plants. A single-family dwelling and related site improvements are not dependent on the non-native grassland, oak woodland, and chaparral habitats of the subject property and therefore are not considered a resource-dependent use. Consequently, the original siting of the residence conflicted with Policy 2.3.2.1 of the North County LUP. After discussions with County staff, the Applicant/Owner elected to redesign the residence and site improvements to avoid impacts to ESHA. As revised, the proposed project would include development within 100 feet of Hookers manzanita, Pajaro manzanita, Monterey Ceanothus, Central maritime chaparral, and Pajaro manzanita chaparral. The re-designed plans are attached as **Exhibit A2**.

Though development would be within 100 feet of ESHA, the Project Biologist has confirmed that the project's revisions have eliminated all potential direct impacts to nearby sensitive habitats or plant species. To ensure the Central maritime chaparral and Pajaro manzanita chaparral east of the driveway are protected from roadway improvements and construction-related activities, the Project Biologist recommends installing protective fencing. Condition No. 11 has been applied to ensure this recommendation is adhered to. On-going use and maintenance of the residence and driveway would be of a low intensity that will not disrupt or impact the adjacent sensitive habitats. Additionally, Condition No. 12 has been applied to require that continuous areas of the property containing ESHA be placed in an irrevocable conservation easement, as required by North County LUP Policy 2.3.2.6. Therefore, as proposed and conditioned, the project complies with applicable ESHA policies of the North County LUP, which encourages that sensitive habitats and plant/animal species are avoided and requires that new development be compatible with the long-term maintenance of the surrounding ESHA.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of new, small facilities or structures, including single-family dwellings and accessory structures. The project involves the construction of a single-family dwelling, guesthouse, shed, and associated site improvements including the removal and replanting of 2 Coast live oaks and the widening and resurfacing of the existing driveway. Tree removal has been determined to be the minimum required in this case and removal of the trees will not significantly impact habitat or other sensitive resources at the site. As sited and conditioned, the proposed project will avoid and/or have less than significant impacts on nearby sensitive resources, such as Hookers manzanita, Pajaro manzanita, Monterey ceanothus, Central maritime chaparral, and Pajaro manzanita chaparral. Therefore, the proposed development is consistent with the parameters of this Class 3 exemption. There are no exceptions pursuant to Section 15300.2. No evidence of significant adverse

environmental effects was identified during staff review of the development application.

OTHER AGENCY INVOLVEMENT:

HCD - Environmental Services

HCD - Engineering Services

Environmental Health Bureau

North County Fire Protection District

LUAC:

Based on the Board of Supervisors adopted LUAC referral guidelines, the Proposed Project was not referred to the North County LUAC because it does not involve the preparation of an environmental document, a Design Approval subject to a public hearing, a lot line adjustment involving a conflict, or a variance.

Prepared by: Fiona Jensen, Senior Planner, x6407

Reviewed by: Anna Ginette Quenga, AICP, Principal Planner

Approved by: Melanie Beretti, AICP, HCD Chief of Planning

Attachments:

Exhibit A - Draft Resolution, including:

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

Exhibit B - Vicinity Map

Exhibit C - Biological Report

Exhibit D - Arborist Report

cc: Front Counter Copy; California Coastal Commission, North County Fire Protection District; HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Fiona Jensen, Project Planner; Anna Ginette Quenga, AICP, Principal Planner; Tromp Marcel & Astrid TRS, Property Owner; Justin Pauly, 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 PLN230052