

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
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MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 9, 2003 at 10:10 a.m.	Agenda Item 5
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit to allow a 2,166 sq. ft. first-story addition, a 523 sq. ft. second-story addition and a new 807 sq. ft. attached garage to an existing 3,559 sq. ft. one-story single family residence, and demolition of 10,943 sq. ft. of existing impervious surface; a Variance to exceed the Pescadero Watershed requirement for structural coverage from a maximum allowed of 5,000 sq. ft. to 6,532 sq. ft.; Grading (450 cubic yards of cut and fill); and Design Approval. This project will reduce the combined structural and impervious surface coverage from 17,887 sq. ft. (3,559 sq. ft. structural coverage and 14,328 sq. ft. impervious coverage) to 8,982 sq. ft. (6,532 sq. ft. structural coverage and 2,450 sq. ft. impervious coverage).	
Project Location: 1486 Riata Road, Pebble Beach	APN: 008-422-008-000
Planning Number: PLN020319	Name: Coffman, Vance
Plan Area: Del Monte Forest Area	Flagged and Staked: Yes
Zoning Designation: LDR/1.5-D (CZ), (Low Density Residential, 1.5 acres per unit)	
CEQA Action: Categorically Exempt - §15301(e) addition to single family residence	
Department: Planning and Building Inspection	

RECOMMENDATION:

Approve the project based on Findings and Evidence (**Exhibit A**) and subject to proposed conditions (**Exhibit B**)

OVERVIEW OF PROPOSED ACTION:

The applicant is seeking a Variance to exceed the Pescadero Watershed requirement for structural coverage from a maximum allowed of 5,000 square feet to 6,532 square feet. Approval of the Variance is justified in this case since the required findings show that special circumstances exist which create undue hardship, and the Variance would not constitute the granting of a special privilege. Because Variances are only granted on a case-by-case basis, circumstances allowing a Variance in one case are not necessarily applicable to other cases.

Pescadero Watershed. The existing impervious surface coverage is legal nonconforming. The existing impervious surface coverage is 14,328 square feet. The Pescadero Watershed requirement limits impervious surface coverage to 4,000 square feet. The intent of the Pescadero Watershed coverage requirement is to minimize the amount of stormwater runoff into Carmel Bay, thereby protecting an area of marine biological significance. The project is consistent with the intent of the Pescadero Watershed coverage policy by significantly reducing the combined structural and impervious surface coverage by 8,905 square feet. Specifically, the applicant proposes to reduce

impervious surface coverage by removing walkways, a tennis court, and a large circular driveway and converting a significant portion of the driveway and patio to pervious material. Those areas subject to removal of impervious surface that are not occupied by the structural additions will be restored with native vegetation. In addition, the applicant shall retain runoff on site or direct it to existing drainage facilities. Completion of the proposed project will result in structural coverage of 6,532 square feet and impervious surface coverage of 2,450 square feet. Total combined structural and impervious surface coverage would be 8,982 square feet (as opposed to existing combined coverage of 17,887 square feet), which is just below the 9,000 square feet combined coverage requirement. As a result, staff is recommending approval of the Variance due to the net reduction in combined coverage and the project's consistency with the intent of the Pescadero Watershed policies.

Historic Resources. A Historic Preservation Report prepared for this project by Kent Seavey (September 10, 2002) concludes that the single family residence has no historic significance.

Archeological Resources. An Archeological Report prepared for this site by Archeological Consulting (September 24, 2002) concludes that there is no surface evidence of potentially significant archeological resources on the site.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Pebble Beach Community Services District
- ✓ Coastal Commission

All have reviewed this project. The Planning and Building Inspection Department, Water Resources Agency and Pebble Beach Community Services District recommend conditions (Exhibit "B").

The Del Monte Forest Land Use Advisory Committee reviewed the project on October 24, 2002 and recommended approval (vote 4 to 0) with no further recommendations (Exhibit "E").

Notes: The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

Brett Becker, Assistant Planner
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cc: Environmental Health; Public Works; Pebble Beach Community Services District;
Monterey County Water Resources Agency; Ann Towner; Brett Becker; Linda
Rotharmel; Coastal Commission; Property Owner; Applicant; File

Attachments: Exhibit "A" Recommended Findings and Evidence
Exhibit "B" Recommended Conditions of Approval
Exhibit "C" Project Plans
Exhibit "D" Variance Justification Letter
Exhibit "E" Del Monte Forest LUAC Report
Exhibit "F" Vicinity Map

This report reviewed by Ann Towner, Planning and Building Services Manager

EXHIBIT “A”
RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING:** The subject Combined Development Permit and Design Approval (PLN020319), as described in Condition #1, and as conditioned, conforms to the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The property is located at 1486 Riata Road, Pebble Beach, Del Monte Forest area in the Coastal Zone. The parcel is zoned “LDR/1.5-D (CZ)” (Low Density Residential, 1.5 acres per unit, Coastal Zone). The site is physically suitable for the use proposed. The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- EVIDENCE:** The application and plans submitted for the Combined Development Permit and Design Approval, including the Variance Justification Letter, in project file PLN020319 at the Monterey County Planning and Building Inspection Department.
- EVIDENCE:** The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.
- EVIDENCE:** The Archeological Report prepared by Archaeological Consulting, dated September 24, 2002, concludes that there is no evidence of archeological resources on the site.
- EVIDENCE:** The Historic Preservation Report prepared by Kent Seavey, dated September 10, 2002, concludes that the single family residence has no historic significance.
- EVIDENCE:** The project planner conducted a site visit on October 9, 2002, to verify that the proposed project complies with the LCP.
- EVIDENCE:** The existing impervious surface coverage is legal nonconforming. The existing impervious surface coverage is 14,328 square feet. The Pescadero Watershed limit for impervious surface coverage is 4,000 square feet. The applicant proposes to remove a significant portion of the existing impervious surface which would result in a total amount of 2,450 square feet on the site.
- EVIDENCE:** The Del Monte Forest Land Use Advisory Committee reviewed and recommended approval (4 - 0 vote) of the Combined Development Permit and Design Approval on October 24, 2002.
- EVIDENCE:** The project has been reviewed by the Monterey County Planning and Building Inspection Department, Coastal Commission, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. There are no physical or environmental constraints such as geologic

or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

- 2. FINDING:** The proposed project will not have a significant environmental impact.

EVIDENCE: Section 15301(e) of the CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.
- 3. FINDING:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 20.14.020 and 20.44.020 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.
- 4. FINDING:** There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings. As a result, the strict application of Title 20 for the Pescadero Watershed structural coverage requirement would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. Although special circumstances exist in this case, Variances are granted on a case-by-case basis and the findings and evidence for this project do not necessarily apply to other parcels.

EVIDENCE: Special circumstances exist. The existing impervious surface coverage is legal nonconforming. The existing impervious surface coverage is 14,328 square feet. The Pescadero Watershed requirement limits impervious surface coverage to 4,000 square feet. The intent of the Pescadero Watershed coverage requirement is to minimize the amount of stormwater runoff into Carmel Bay, thereby protecting an area of marine biological significance. The project is consistent with the intent of the Pescadero Watershed coverage policy by significantly reducing the combined structural and impervious surface coverage by 8,905 square feet. Specifically, the applicant proposes to reduce impervious surface coverage by removing walkways, a tennis court, and a large circular driveway and converting a significant portion of the driveway and patio to pervious material. Those areas subject to removal of impervious surface that are not occupied by the structural additions will be restored with native vegetation. In addition, the applicant shall retain runoff on site or direct it to existing drainage facilities. Completion of the proposed project will result in structural coverage of 6,532 square feet and impervious surface coverage of 2,450 square feet. Total combined structural and impervious surface coverage would be 8,982 square feet (as opposed to existing combined coverage of 17,887 square feet), which is just below the 9,000 square feet combined coverage requirement. The reduced combined coverage will reduce the amount of surface runoff which is the intent of the Pescadero Watershed policy.

EVIDENCE: The application and plans submitted for the Combined Development Permit and Design Approval, including the Variance Justification Letter, in project file PLN020319 at the Monterey County Planning and Building Inspection Department.

- 5. FINDING:** Approval of the Combined Development Permit and Design Approval described in Condition #1 does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classification in which such property is situated.

EVIDENCE: Implementation of the Pescadero Watershed coverage will deprive the property owner of the privilege enjoyed by other Del Monte Forest/Pescadero Watershed area property owners to remodel, modernize, rebuild and add to older residences. Similar residential properties in the Del Monte Forest area of the Coastal Zone have been granted Variances to exceed the Pescadero Watershed structural and impervious surface coverage requirement where a net reduction in overall combined coverage will occur. These properties, similar to the subject property, are legal nonconforming since existing structural and impervious surface coverage exceed the maximum allowable coverage.

EVIDENCE: Research of Planning and Building Inspection Department files revealed that similar Variances were granted to Hudson (PLN980337), Keeley (PLN980381) and Schwab (PLN980540) for exceeding the Pescadero Watershed coverage requirement since a net reduction in the existing combined coverage occurred. A net reduction in coverage supports the intent of the Pescadero Watershed policy to limit the amount of runoff into Carmel Bay.

EVIDENCE: The application and plans submitted for the Combined Development Permit and Design Approval, including the Variance Justification Letter, in project file PLN020319 at the Monterey County Planning and Building Inspection Department.

- 6. FINDING:** The Variance does not grant a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.

EVIDENCE: The use is allowed per Section 20.14.040.A, Principal Uses Allowed in the Low Density Residential (CZ) zoning district.

- 7. FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

- 8. FINDING:** The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

EXHIBIT "B"
RECOMMENDED CONDITIONS

1. The Coffman Combined Development Permit and Design Approval (PLN020319) consists of a Coastal Administrative Permit to allow a 2,166 sq. ft. first-story addition, a 523 sq. ft. second-story addition and a new 807 sq. ft. attached garage to an existing 3,559 sq. ft. one-story single family residence, and demolition of 10,943 sq. ft. of existing impervious surface; a Variance to exceed the Pescadero Watershed requirement for structural coverage from a maximum allowed of 5,000 sq. ft. to 6,532 sq. ft.; and Grading (450 cubic yards of cut and fill). This project will reduce the combined structural and impervious surface coverage from 17,887 sq. ft. (3,559 sq. ft. structural coverage and 14,328 sq. ft. impervious coverage) to 8,982 sq. ft. (6,532 sq. ft. structural coverage and 2,450 sq. ft. impervious coverage). The property is located at 1486 Riata Road, Pebble Beach (Assessor's Parcel Number 008-422-008-000), Del Monte Forest area, Coastal Zone. Neither the use nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(Planning and Building Inspection)**

Prior to the Issuance of Grading and Building Permits:

2. The applicant shall record a notice which states: "A permit (Resolution No. 020319) was approved by the Zoning Administrator for Assessor's Parcel Number 008-422-008-000 on January 9, 2003. The permit was granted subject to 16 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. If applicable, the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**
4. Native trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

5. Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Necessary improvements shall be constructed in accordance with approved plans. **(Water Resources Agency)**

6. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency proof of water availability on the property in the form of an approved Water Release Form. **(Water Resources Agency)**

7. The building(s) shall be fully protected with an automatic alarm system(s). The following notation is required on the plans when a building permit is applied for:

“The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1996 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 – 1999.” **(Pebble Beach Community Services District)**

8. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Pebble Beach Community Services District)**

Prior to Final Building Inspection/Occupancy:

9. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall include the following components: 1) Decomposed granite driveway will be placed on an appropriate foundation/lining (non-cement or asphalt base) and will be designed with a minimum of 40 percent open pass-through area. 2) Those areas subject to removal of impervious surface that are not occupied by the structural additions will be restored with native vegetation. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and

Building Inspection Department. **(Planning and Building Inspection)**

10. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Pebble Beach Community Services District)**
11. Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. **(Pebble Beach Community Services District)**
12. Certification that stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. **(Water Resources Agency)**
13. The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**

Continuous Permit Conditions:

14. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**
15. All landscaped areas and/or fences shall be continuously maintained by the property owner and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**

16. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

PLN020319 Coffman staff report