

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 1st AVENUE MARINA, CA 93933
(831) 883-7500 FAX: (831)384-3261



MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 24, 2003 at 10:00a.m.	Agenda Item 4
Project Description: Amendment (Kelly, PLN030060) to a Combined Development Permit (Hakim, PLN000380) consisting of a Coastal Administrative Permit for the construction of a two-story 4,561 sq. ft. two-story single family dwelling and an 862 sq. ft. attached garage replacing the previously approved, but not constructed 5,423 sq. ft. single family dwelling and 787 sq. ft. attached garage; 950 cu. yds of grading as opposed to 250 cu. yds. of grading; and Design Approval; a Coastal Development Permit for the removal of 3 Monterey Pines (25", 22", and 18") as opposed to the removal of 9 Monterey Pines (12", 20", 16", 8", 14", 8", 16", 24" and 22" in diameter) previously approved.	
Project Location: 3381 Laureles Lane, Pebble Beach APN: 008-293-021-000	
Planning Number: PLN030060	Name: Kelly
Plan Area: Del Monte Forest Area	Flagged and Staked: No
Zoning Designation: LDR/1.5-D (CZ), (Low Density Residential, 1.5 acres per unit)	
CEQA Action: Categorically Exempt - §15303(a) one single family residence.	
Department: Planning and Building Inspection	

RECOMMENDATION:

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

OVERVIEW OF POTENTIAL ISSUES:

- **Previous Permit Approval.** On April 11, 2002, the Monterey County Zoning Administrator approved the Hakim Combined Development Permit. A copy of the Zoning Administrator's Resolution number 000380 is attached (Exhibit C). This project is an amendment to the Hakim project. Changes to the project are described above and in condition 1. Both the original project and the amendment are categorically exempt from CEQA; conditions adopted for the original permit are recommended for adoption for this project.
- **Tree Removal.** Staff has worked with the applicant to minimize tree removal. As a result, 3 Monterey Pines (25", 22", and 18") are currently proposed for removal as opposed to 9 Monterey Pines (12", 20", 16", 8", 14", 8", 16", 24", and 22" in diameter) previously approved for removal pursuant to the original permit (Hakim, PLN000380). According to the Forest Management Plan, the removal of the three pines would not impact forest resources and constitutes the minimum amount required in order to construct the single family residence. Other trees are located within the footprint, however they are dead, sick, and/or dying and "would be recommended for removal with or without the project." (Webster, p.1)

- **Archaeological Resources.** An Archaeological Report prepared for this site by Archaeological Consulting (December 26, 2001) concludes that there is no surface evidence of potentially significant archeological resources on the site.
- **Pescadero Watershed.** The proposed structural coverage (i.e. building footprint) is 4,621 sq. ft. for PLN030060, as opposed to 4,229 sq. ft. for PLN000380 (maximum allowed is 5,000 sq. ft.) impervious surface coverage is proposed.

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 the Pebble Beach Community Services District recommend conditions (Exhibit "B").

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the project on February 27, 2003 and recommended approval (vote 6 to 0) with no further recommendations. (Exhibit "D").

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

Michael McCormick, Assistant Planner
 (831) 883-7564, mccormickmb@co.monterey.ca.us
 April 14, 2003

cc: Environmental Health; Public Works; Pebble Beach Community Services District; Monterey County Water Resources Agency; Ann Towner; Michael McCormick; Linda Rotharmel; Coastal Commission; Property Owner; Applicant; File

Attachments: Exhibit "A" Recommended Findings and Evidence
 Exhibit "B" Recommended Conditions of Approval
 Exhibit "C" Resolution number 000380 for the original Hakim Combined Development Permit (previously approved plans are attached).
 Exhibit "D" Del Monte Forest LUAC Report
 Exhibit "E" Project Plans
 Exhibit "F" Vicinity Map

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

EXHIBIT “A”
RECOMMENDED FINDINGS AND EVIDENCE

1. FINDING: The Kelly Amendment (PLN030060) to the Hakim Combined Development Permit and Design Approval (PLN000380), 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 3381 Laureles Lane, Pebble Beach, Del Monte Forest area in the Coastal Zone. The parcel is zoned “LDR/1.5-D (CZ),” or Low Density Residential, 1.5 acres per unit, in the 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 Amendment to a Combined Development Permit and Design Approval in project file PLN030060 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 December 26, 2001, concludes that there is no evidence of archeological resources on the site.

EVIDENCE: The project planner conducted a site visit to verify that the proposed project complies with the LCP.

EVIDENCE: The Del Monte Forest Land Use Advisory Committee reviewed and recommended approval (6 - 0 vote) of the Amendment to the Combined Development Permit and Design Approval on February 27, 2003.

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.

EVIDENCE: On April 11, 2002, the Monterey County Zoning Administrator approved the Hakim Combined Development Permit. This project is an amendment to the Hakim project. Changes to the project are described above. Both the original project and

the amendment are categorically exempt from CEQA; conditions adopted for the original permit are recommended for adoption for this project.

2. FINDING: The proposed project is consistent with policies of the Del Monte Forest Area Land Use Plan dealing with Forest Resource Development Standards.

EVIDENCE: Forest A Forest Management Plan was prepared for the site by Webster and Associates Professional Foresters on January 27, 2003. The report is on file at the Monterey County Planning & Building Inspection Department. The Forester states that both short term and long term potential impacts to the forest resources are expected to be small. Only three native trees on the site are proposed for removal for construction. The Forester's recommendations are incorporated as conditions of approval.

EVIDENCE: As described in the Forest Management plan, dated January 27, 2003, the removal of the three Monterey Pines would not impact forest resources and constitutes the minimum amount required in order to construct the single family residence.

EVIDENCE: The application and plans submitted as well as correspondence, in project file PLN030060 at the Monterey County Planning and Building Inspection Department.

3. FINDING: The proposed project will not have a significant environmental impact.

EVIDENCE: Section 15303(a) 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.

EVIDENCE: Resolution number 000380 approved for the original project.

4. FINDING: The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and 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.

5. 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.

6. 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 Kelly Amendment (PLN030060) to the Hakim Combined Development Permit (PLN000380) consists of a Coastal Administrative Permit for the construction of a two-story 4,561 sq. ft. single family dwelling and 862 sq. ft. attached garage replacing the previously approved, but not constructed, 5,423 sq. ft. single family dwelling and a 787 sq. ft. attached garage; 950 cu. yds of grading as opposed to 250 cu. yds. of grading; and Design Approval; a Coastal Development Permit for the removal of 3 Monterey Pines (25", 22", and 18") as opposed to the removal of 9 Monterey Pines (12", 20", 16", 8", 14", 8", 16", 24", and 22" in diameter) previously approved. The property is located at 3381 Laureles Lane, Pebble Beach (Assessor's Parcel Number 008-293-021-000), Del Monte Forest area, Coastal Zone. Neither the uses 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. 030060) was approved by the Zoning Administrator for Assessor's Parcel Number 008-293-021-000 on April 24, 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. The applicant shall record a notice which states: "A Forest Management Plan has been prepared for this parcel by Webster and Associates, dated January 27, 2003, and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and replacements on the parcel must be in accordance with this Forest Management Plan, as approved by the Director of Planning and Building Inspection." The notice must be recorded prior to issuance of building or grading permits. **(Planning and Building Inspection)**
4. 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)**
5. Native trees 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)**

6. A drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, and necessary improvements shall be constructed in accordance with approved plans. **(Water Resources Agency)**
7. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property in the form of an approved Water Release Form. **(Water Resources Agency)**
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." (Garage Included) **(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 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. The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Pebble Beach Community Services District)**
11. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of

a key box or other acceptable means to immediate access for emergency equipment. **(Pebble Beach Community Services District)**

12. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. **(Pebble Beach Community Services District)**
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)**

