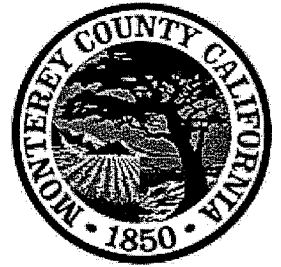


MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: November 17, 2009

To: Mike Novo, Zoning Administrator

From: Delinda G. Robinson, Senior Planner

Subject: Linden Design Approval No. DA090260

Owner: Tom Linden Tr., et. al.

Agent: David Wilday

The Design Approval application for LINDEN is to amend previously approved Design Approval No. DA080411 to: 1) reduce the number of dormers from nine to seven; 2) modify the style of the dormers to an "eyebrow" style; and 3) to increase the height of the residence by 1.25 feet, from 24'-9 3/4" from average natural grade to 25'-11" from average natural grade. The property is located at 1051 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-322-012-000) at the intersection of Rodeo and Vaquero Roads, Greater Monterey Peninsula Area Plan.

The previously approved Design Approval (DA080411) allows the construction of a 3,865 square foot one-story single family residence with a 3,075 square foot habitable basement and a 763 square foot basement garage. Although the proposed residence will be one story, it was approved at a height of 24'-9 3/4" from average natural grade, with the roof being approximately 14 feet tall above the walls. At the suggestion of the Pebble Beach Company Design Review Committee, dormers were added to the three most prominent elevations (three each on the North and South elevations and two on the east elevation) to reduce the visual impact of the large mass of red tile roof. In response to neighbor concerns about the visual impact of the solid red roof on the west elevation, the Zoning Administrator required the addition of two dormers to the west elevation.

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On September 19, 2009 the Del Monte Forest LUAC voted to recommend approval of the project as submitted, by a vote of 4 to 0. The LUAC minutes reflect that there was concern about the visual impact of the project. The plans which were reviewed by the LUAC did not include the proposed increase in height.

The project is located in a residential neighborhood where the majority of the residences in the immediate area are single story homes approximately 15 feet tall. The maximum allowed height for a main structure in the Medium Density Residential (MDR) Zoning District in the Del Monte Forest is 27 feet. The proposed residence does comply with the MDR development standards; however at 25'-11", with the roof accounting for approximately 14 feet of the height, the large mass of red roof

will not be in character with the neighborhood. The revised dormers are flatter than those previously approved and will not serve to reduce the visual impact of the mass of red tile as effectively as the previously approved dormers. Additionally, the elimination of two dormers (one each from the south and north elevations) leaves a large expanse of roof with no elements to break up the visual impact.

The LINDEN project (DA090260) as described is consistent with the plans and policies of the Monterey County General Plan, and the Greater Monterey Peninsula Area Plan.

The project is not consistent with requirements and standards of Section 21.44.010 (Purpose of Regulations for Design Control Zoning Districts) of the Monterey County Zoning Ordinance (Title 21). The purpose of Design Control Districts is: "to provide a district for the regulation of the location, **size**, configuration, materials, and colors of structures . . . in those areas of the County of Monterey where the design review of structures is appropriate to assure protection of the public viewshed, **neighborhood character**, and to assure the visual integrity of certain developments without imposing undue restrictions on private property." The height of the structure and the large mass of the red tile roof are not in keeping with the character of this neighborhood.

RECOMENDATION:

Staff recommends that the Zoning Administrator:

- (1) Deny the application

Staff notes that the approval of the original Design Approval application (DA080411) is still valid and that staff supports the construction of the residence as originally approved.

This memorandum was reviewed by: Laura Lawrence, Planning Manager