

## MONTEREY COUNTY ZONING ADMINSTRATIVE

<b>Meeting:</b> February 12, 2015	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Administrative Design Approval to allow the demolition of an existing 1,299 square foot single family residence and the construction of a 2,605 square foot one-story single family residence with a 650square foot two-car garage and covered deck. Exterior finishes consist of; grey masonry stain stucco, dark grey masonry stain stucco and wood exterior trim and a grey tar and gravel roof. The property is located at 2955 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 007-243-002-000), Greater Monterey Peninsula Area Plan.	
<b>Project Location:</b> 2955 Stevenson Drive Pebble Beach	<b>APN:</b> 007-243-002-000
<b>Planning File Number:</b> PLN140969	<b>Owner:</b> Moore Steven Vincent & Cristina Narvaez Moore Tr <b>Applicant/ Agent:</b> C/O Conrad Asturi Studios Inc/Asturi Edan
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : MDR/B-6-D-RES [Medium Density Residential, with Design Control Review Overlays]	
<b>CEQA Action:</b> Categorically exempt per section 15303 of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit A**) to:

- 1) Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approve the Administrative Design Approval (PLN140969), based on the findings and evidence and subject to the conditions of approval (**Exhibit A**).

### PROJECT OVERVIEW:

The subject 0.24-acre property is located at 2955 Stevenson Ranch, Pebble Beach. The applicant has applied for an Administrative Design Approval to allow the demolition of a 1,299 square-foot single-family residence and the subsequent construction of a 2,605 square-foot, one story single-family residence with a 650 square-foot attached garage and a covered concrete deck. Exterior colors and materials for the proposed residence are: grey stucco facades; dark grey trim for stucco and wood elements; grey tar and gravel roofing.

The existing residence was built in 1952; therefore, due to the structure's age, a Phase I Historic Review was prepared to assess whether the residence of the site qualifies as potentially significant from a historic perspective. The Phase I Review determined that neither the existing California ranch style residence nor the site on which it is located is historically significant. Demolition of the existing residence will, therefore, not result in the loss of a potentially historic resource or an environmental impact.

The project was referred to the Del Monte Forest Advisory Committee (LUAC) on February 5, 2015. The members of the LUAC recommended approval of the project.

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

*Lucy Bernal*

Lucy Bernal, Land Use Technician  
(831) 755-5235, bernall@co.monterey.ca.us  
February 2, 2015

cc: Front Counter Copy; Zoning Administrator ;Luke Connolly, RMA Services Manager;  
Lucy Bernal, Project Planner; Moore Steven Vincent & Cristina Narvaez Moore Tr,  
Owner; Asturi Edan, Agent; The Open Monterey Project (Molly Erickson);  
LandWatch (Amy White); Planning File PLN140969

Attachments: Exhibit A Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations  
Exhibit B Vicinity Map  
Exhibit C Land Use Advisory Committee Minutes  
Exhibit D Proposed Colors and Materials  
Exhibit E Photographs

This report was reviewed by Luke Connolly

*Lucy Bernal*

**EXHIBIT A  
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

Moore Steven Vincent & Cristina Narvaez Moore Tr  
**(PLN140969)**

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving Administrative Design Approval to allow the demolition of an existing 1,299 square foot single family residence and the construction of a 2,605 square foot one story single family residence with a 650square foot two-car garage and covered deck. Exterior finishes consist of; grey masonry stain stucco, dark grey masonry stain stucco and wood exterior trim and a grey tar and gravel roof.

PLN140969, Moore, 2955 Stevenson Drive,  
Pebble Beach Greater Monterey Peninsula Area  
Plan (Assessor's Parcel Number 007-243-002-  
000)

The Moore application (PLN140969) came on for public hearing before the Monterey County Zoning Administrator on February 12, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Administrative Design Approval to allow the demolition of an existing 1,299 square foot single family residence and the construction of a 2,605 square foot one story single family residence with a 650square foot two-car garage and covered deck. Exterior finishes consist of; grey masonry stain stucco, dark grey masonry stain stucco and wood exterior trim and a grey tar and gravel roof.  
**EVIDENCE:** a) An application for a Design Approval was submitted on October 13, 2014.  
b) The property is located at 2955 Stevenson Drive Pebble Beach (Assessor's Parcel Number 007-243-002-000), Greater Monterey Peninsula Area Plan. The parcel is zoned MDR/B-6-RES, which allows a single family dwelling. Therefore, the project is an allowed land use for this site.  
c) On January 28, 2015, notices of the pending approval were posted at the

project site and were mailed to all parties that the Director has reason to know may be interested in the application.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140969.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Monterey Peninsula;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
- c) The project was referred to the Del Monte Forest Advisory Committee (LUAC) on February 5, 2015. The members of the LUAC recommended approval of the project.
- d) The project planner conducted a site inspection on November 19, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140969.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

**EVIDENCE:** a) The colors and materials consist of the following: grey masonry stain stucco, dark grey masonry stain stucco and wood exterior trim and a grey tar and gravel roof. The proposed colors and materials are consistent with neighborhood character, and assure visual integrity without imposing undue restrictions on private property.

- b) The project planner conducted a site inspection on November 19, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140969.

4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to

- exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small structures such as single family dwellings and carports.
  - b) No adverse environmental effects were identified during staff review of the development application during a site visit on November 19, 2014.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140969.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approve the Administrative Design Approval to allow the demolition of an existing 1,299 square foot single family residence and the construction of a 2,605 square foot one story single family residence with a 650 square foot two-car garage and covered deck. Exterior finishes consist of; grey masonry stain stucco, dark grey masonry stain stucco and wood exterior trim and a grey tar and gravel roof, in general conformance with the attached sketch, colors, and materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this xxxx day of xxxx, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Name, Hearing Body\*

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Form Rev. 9-22-2014





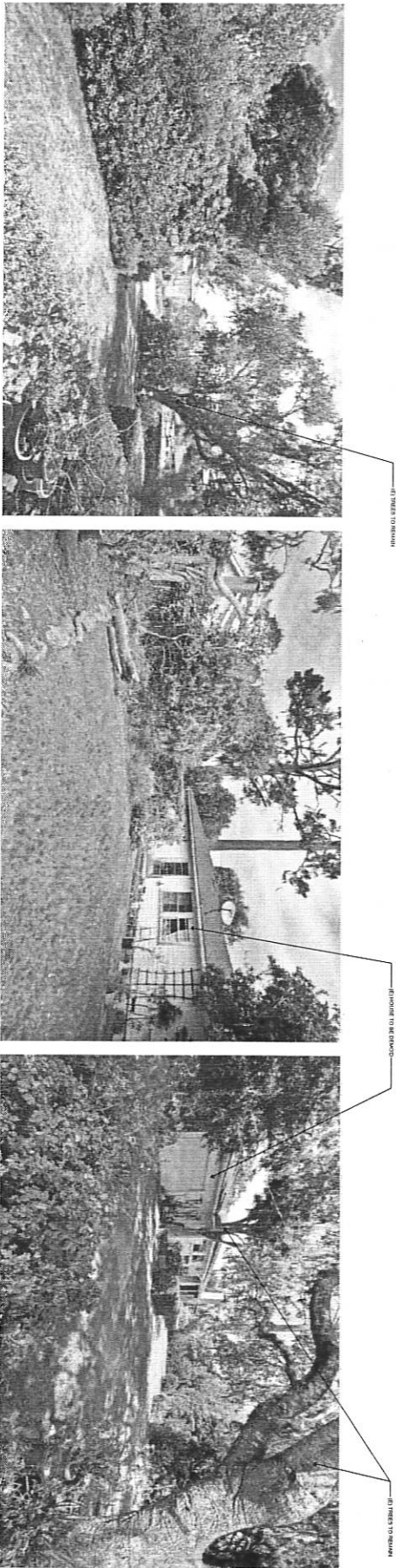
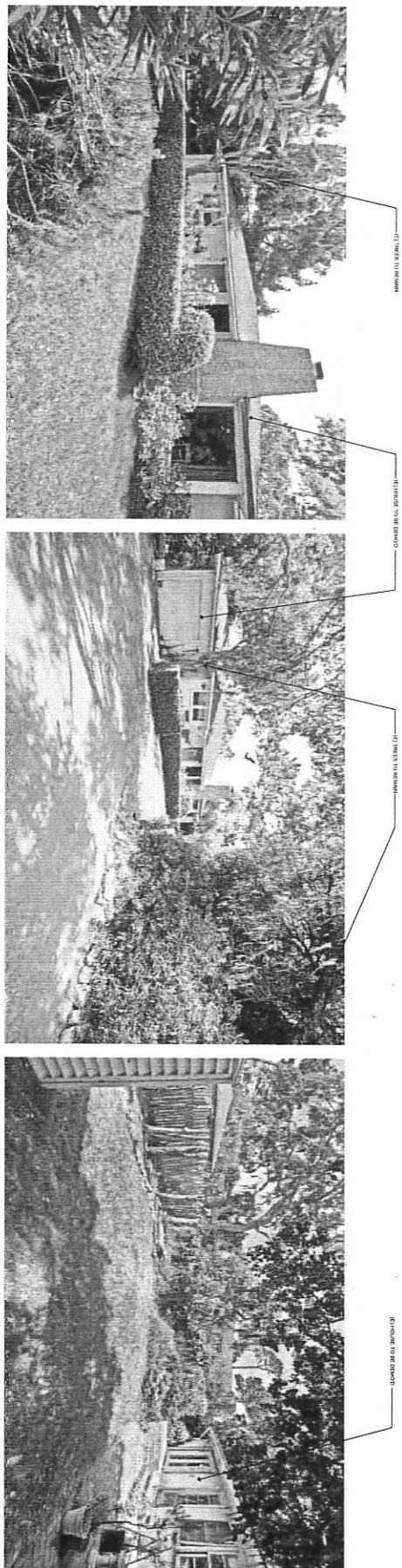
**MOORE SPEC HOUSE CONSTRUCTION DRAWINGS**

DATE	REVISION
1/17/2014	1ST SUBMITTAL
2/10/2014	PLAN CHECK
3/10/2014	BOI FINAL
4/10/2014	CONSTRUCTION
REVISIONS	
<b>A</b>	
<b>A</b>	

PROJECT NO.	1419
DRAWN BY:	SEAF
CHECKED BY:	EA
DATE:	EA
<b>(E) SITE PICTURES</b>	

**A1.1**

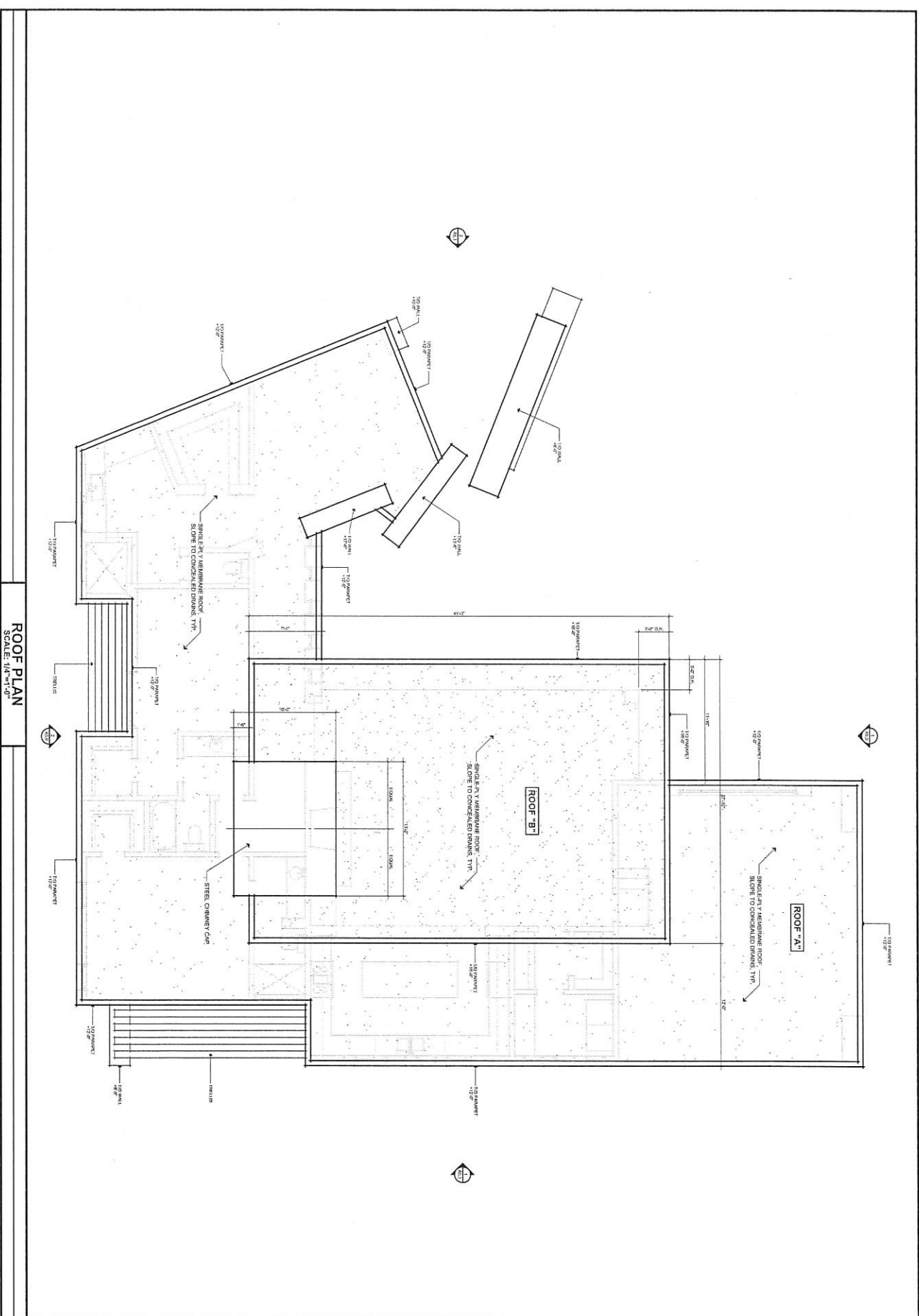
PRINTED: OCTOBER 8, 2014



**(E) SITE PICTURES**  
SCALE: N.T.S.







**ROOF PLAN**  
SCALE: 1/4"=1'-0"

**C O N R A D**  
**ASTURI**  
ARCHITECTS INC.

1111 DUNDAS WEST, SUITE 6  
MISSISSAUGA, ONTARIO L4X 1L3  
TEL: 905.276.8888  
WWW.ASTURIARCHITECTS.COM

CONTRACT NO. 11111111111111111111  
PROJECT NO. 11111111111111111111  
DATE: 11/11/11  
DRAWN BY: 11111111111111111111  
CHECKED BY: 11111111111111111111  
DATE: 11/11/11

**MOORE SPEC**  
**HOUSE**  
2385 STEVENSON DR.  
PETERBORO, ONT. N3B 2K2  
APR 01 2014 2:42

**MOORE SPEC**  
**HOUSE**  
**CONSTRUCTION**  
**DRAWINGS**

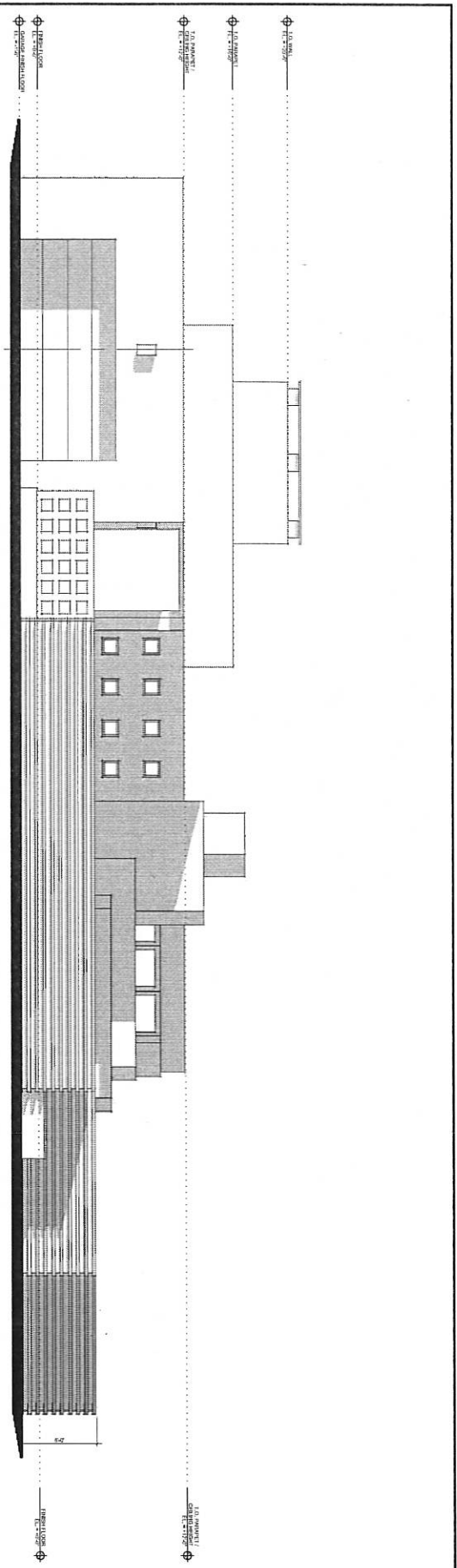
DATE	DESCRIPTION
11/11/11	ISSUED FOR PERMITS
11/11/11	REVISED PER PERMITS
11/11/11	FINAL CHECK
11/11/11	ISSUED FOR CONSTRUCTION

**A4.0**  
OCTOBER 6, 2014

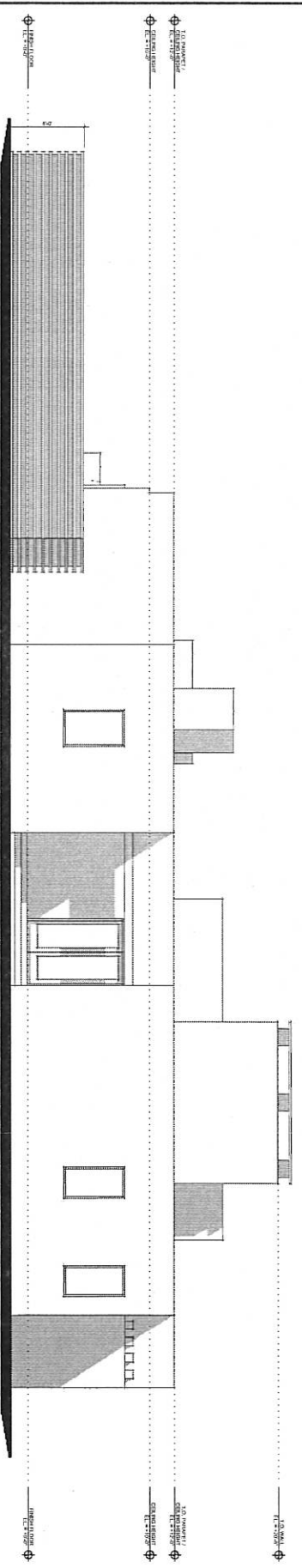
MOORE SPEC  
HOUSE  
DESIGN  
DEVELOPMENT

DATE	REVISION	BY	FOR
-	-	BT	REVISION
-	-	FL	PLAN CHECK
-	-	BD	FINAL
-	-		CONSTRUCTION

PROJECT NO.	1418
DRAWN BY:	CS
DESIGNED BY:	SA

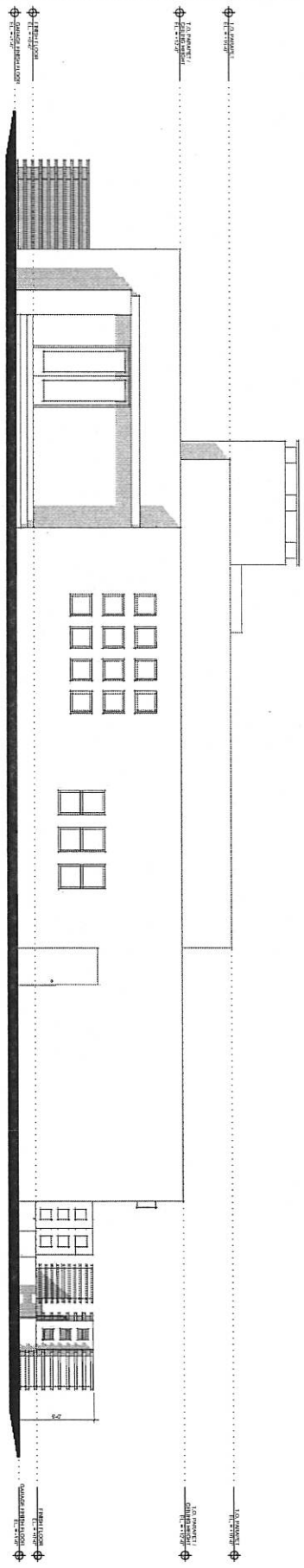


1. FRONT ELEVATION

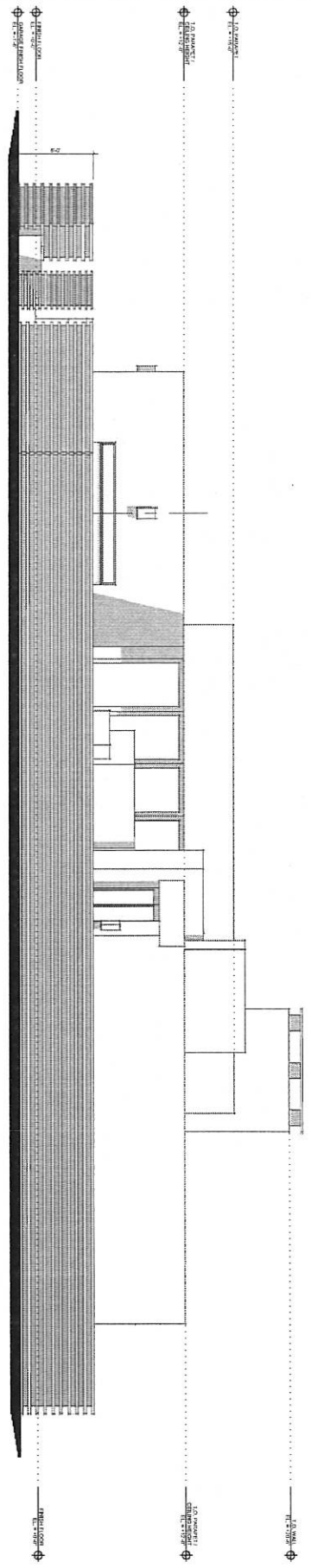


2. BACK ELEVATION

ELEVATIONS  
SCALE: 1/8" = 1'-0"



1. LEFT SIDE ELEVATION



2. RIGHT SIDE ELEVATION

ELEVATIONS

SCALE: 1/8"=1'-0"

CONRAD ASTURI  
ARCHITECTS INC.

11411 BENTLEY BL, SUITE 8  
HOUSTON, TEXAS 77036  
713.865.9200  
www.conradasturi.com

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MOORE SPEC  
HOUSE  
3064  
PERDUE BEACH, CA 93953  
APN# 007-243-042

MOORE SPEC  
HOUSE  
DESIGN  
DEVELOPMENT

DATE	REVISION
-	1ST SETTING
-	PLAN CHECK
-	RED LINE
-	CONSTRUCTION
-	REVISIONS

MOORE SPEC	1/11
MOORE SPEC	CS
MOORE SPEC	SA

A5.1

PRINTED: OCTOBER 4, 2011

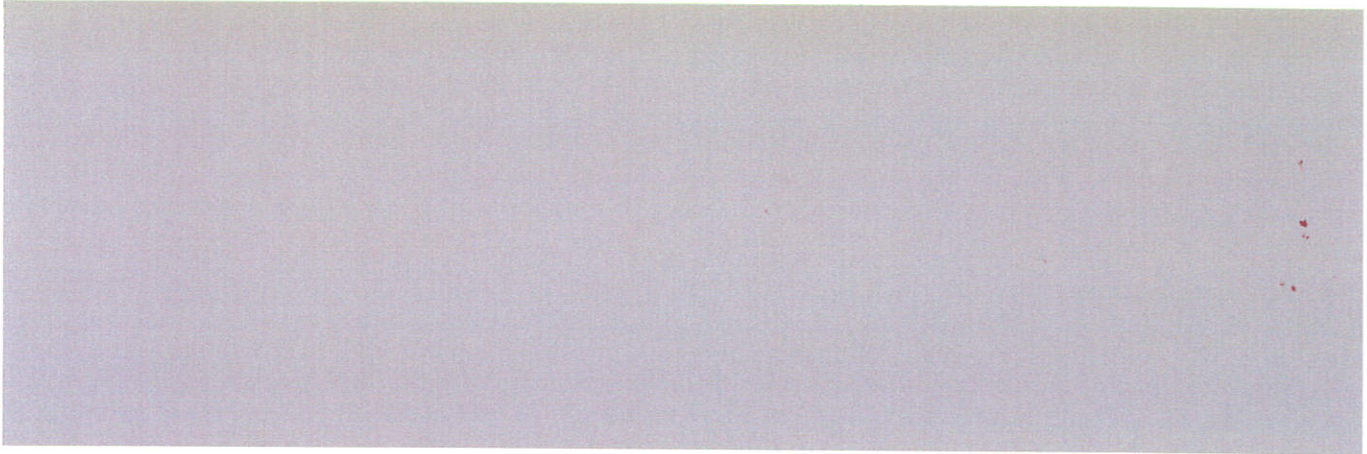




PIN140969

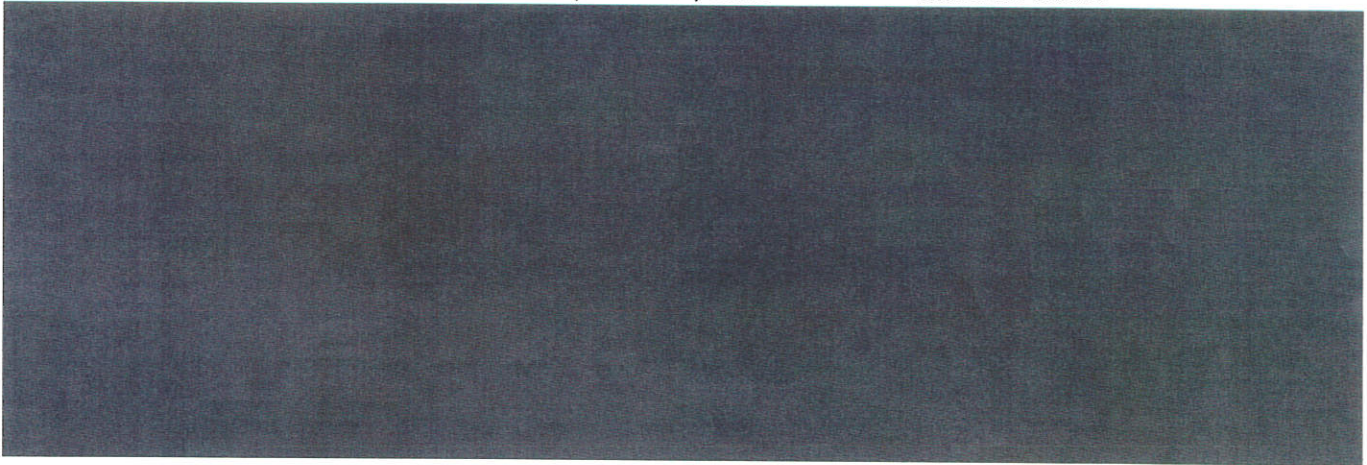
Proposed Colors and Materials

Moore Residence | 2955 Stevenson Dr- Pebble Beach | Planner: Lucy Bernal | Project File: #PIN140803



Exterior Color: Grey Masonary Stain

Material: Stucco

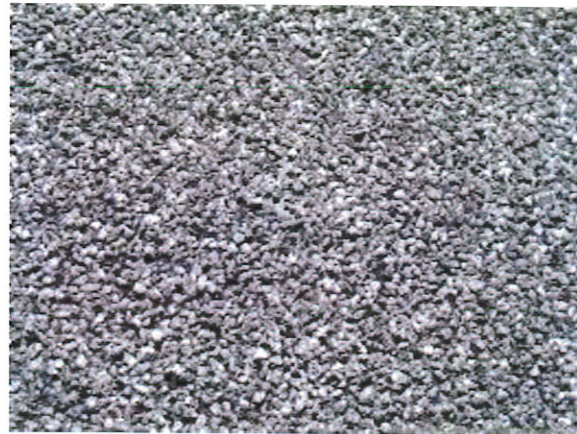


Exterior trim Color: Dark Grey Masonary Stain

Material: Stucco and Wood

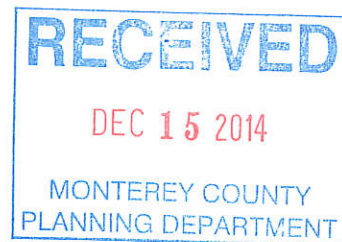


Window Casings: Dark Grey Oxidized Metal



Roofing Color: Grey

Material: Tar and Gravel







11/19/2014 12:41

Existing residence to be demolished

2955 Stevenson Drive Pebble Beach





11/19/2014 12:38

Rear of property