

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT  
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## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> April 24, 2003 at 10:30 a.m.	<b>Agenda Item 6</b>
Coastal Administrative Permit for the construction of a 553 sq. ft. first-story addition and a 1,116 sq. ft. second-story addition to an existing 2,281 sq. ft. one-story single family residence; and Design Approval.	
<b>Project Location:</b> 2830 Ribera Road, Carmel	
<b>Planning Number:</b> PLN020580	<b>Name:</b> Odello, Mike and Vicki
<b>Plan Area:</b> Carmel Area	<b>Flagged and Staked:</b> Yes
<b>Zoning Designation:</b> MDR/2-D (CZ)	<b>APN:</b> 243-032-011-000
<b>CEQA Action:</b> Categorically Exempt - §15301(e) single family dwelling addition.	
<b>Department:</b> Planning and Building Inspection	

**RECOMMENDATION:** Staff recommends the following:

- 1) 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 Coastal Administrative Permit and Design Approval for first and second-story additions to an existing single family residence. The project was originally scheduled for administrative approval on March 26, 2003, but staff received a written comment in opposition to the project. Based on the letter, which is attached as Exhibit E, staff has referred the project to the Zoning Administrator.

**Archeological Resources.** An Archeological Report prepared for this site by Archeological Consulting (January 14, 2003) concludes that there is no surface evidence of potentially significant archeological resources on the site.

**Visual Resources.** The project planner conducted a site visit on February 11, 2003 to verify that the proposed project complies with policies in the Local Coastal Program. The proposed project will not have a significant adverse effect on the public viewshed.

### OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department

- ✓ Carmel Highlands Fire Protection District
- ✓ Coastal Commission

All have reviewed this project. The Planning and Building Inspection Department, Water Resources Agency and the Carmel Highlands Fire Protection District recommend conditions (Exhibit "B").

The Carmel Unincorporated/Highlands Land Use Advisory Committee reviewed the project on February 18, 2003 and recommended approval (vote 6 to 0) with no further recommendations (Exhibit "D").

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

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Brett Becker, Assistant Planner  
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cc: Environmental Health; Public Works; Carmel Highlands Fire Protection District; Monterey County Water Resources Agency; Ann Towner; Brett Becker; Linda Rotharmel; Coastal Commission; Property Owner; Applicant; Willard Hoot, Neighbor; File

Attachments:	Exhibit "A"	Recommended Findings and Evidence
	Exhibit "B"	Recommended Conditions of Approval
	Exhibit "C"	Project Plans
	Exhibit "D"	Carmel Unincorporated/Highlands LUAC Report
	Exhibit "E"	Correspondence from Willard Hoot, Neighbor
	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 Coastal Administrative Permit and Design Approval (PLN020580), 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 Carmel Area Land Use Plan, Carmel Area Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The property is located at 2830 Ribera Road., Carmel area in the Coastal Zone. The parcel is zoned “MDR/2-D (CZ)” (Medium Density Residential, 2 units per acre, 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 Coastal Administrative Permit and Design Approval in project file PLN020580 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 January 14, 2003, concludes that there is no evidence of archeological resources on the site.
- EVIDENCE:** The project planner conducted a site visit on February 11, 2003 to verify that the proposed project complies with the LCP. The proposed project will not have a significant adverse effect on the public viewshed.
- EVIDENCE:** The Carmel Unincorporated/Highlands Land Use Advisory Committee reviewed and recommended approval (6 - 0 vote) of the Coastal Administrative Permit and Design Approval on February 18, 2003.
- EVIDENCE:** The project has been reviewed by the Monterey County Planning and Building Inspection Department, Coastal Commission, Carmel Highlands Fire Protection 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 20.12.020 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:** 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.
- 5. 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 Odello Coastal Administrative Permit and Design Approval (PLN020580) allow for the construction of a 553 sq. ft. first-story addition and a 1,116 sq. ft. second-story addition to an existing 2,281 sq. ft. one-story single family residence. The property is located at 2830 Ribera Road, Carmel (Assessor's Parcel Number 243-032-011-000), northwesterly of the intersection of Ribera Road and Highway 1, 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. 020580) was approved by the Zoning Administrator for Assessor's Parcel Number 243-032-011-000 on April 24, 2003. The permit was granted subject to 13 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. Low wattage and shaded light fixtures are mandatory. 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. 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)**
5. 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."  
**(Carmel Highlands Fire Protection District)**

**Prior to Final Building Inspection/Occupancy:**

6. Any existing landscaping that is disturbed by construction shall be re-landscaped with indigenous drought-tolerant species and subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
7. Size of letters, numbers and symbols for addresses shall be a minimum of 3” letter height, 3/8” stroke, contrasting with the background color of the sign. **(Carmel Highlands Fire Protection District)**
8. 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. **(Carmel Highlands Fire Protection District)**
9. Remove flammable vegetation from within 30 feet of structure (or to property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. **(Carmel Highlands Fire Protection District)**
10. 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:**

11. 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)**

12. 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)**
  
13. 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)**

*PLN020580 Odello staff report*