

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
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MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 24, 2003 @ 10:45 a.m.	Agenda Item: 7
Coastal Development Permit and Design Approval (PLN030015 Steffensen) to allow the remodel of an existing 425 square-foot legal non-conforming guesthouse, non-conforming to yard regulations, where the proposed work is more than 50% of the appraised value of the guesthouse and includes structural alterations.	
Project Location: 24323 San Marcos Road, Carmel, at the intersection with San Juan Road, Carmel Woods (Assessor's Parcel Number 009-024-001-000)	
Plan Area: Carmel Area (Coastal Zone)	Flagged and staked: No
Zoning Designation: MDR/2-D(CZ)	
CEQA Action : Categorically Exempt CEQA Guidelines Section 15301	
Date application deemed complete: March 27, 2003	
Department: Planning and Building Inspection	

RECOMMENDATION: Staff recommends the following:

- 1) Approve described project based on Findings and Evidence (**Exhibit B**) and subject to proposed conditions (**Exhibit C**)

OVERVIEW OF PROPOSED ACTION:

The proposed project is the interior remodel and foundation upgrade of an existing legal non-conforming guesthouse. The existing structure is non-conforming with current side yard setback regulations. No increase in square footage is proposed. All construction will occur on the footprint of the existing structure. Consistent with Monterey County Zoning Ordinance §20.68.040.B, this application is being referred to the Zoning Administration for consideration because the proposed work includes structural changes and it involves more than 50% of the appraised value of the structure. No policy conflicts or resource issues were identified during project review.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Cypress CDF

All have reviewed and recommended conditions (conditions attached) where applicable. The Carmel Highlands/Unincorporated Carmel Land Use Advisory Committee heard the project on April 7, 2003 and recommended approval of the project by a vote of 6-0 (Exhibit "D").

Notes: This project is appealable to the Board of Supervisors and the California Coastal Commission

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cc: Coastal Commission; Zoning Administrator; County Counsel; Health Department; Public Works; Cypress CDF; Monterey County Water Resources Agency; Housing and Redevelopment Office, Scott Hennessy; Dale Ellis; Alana Knaster; Jeff Main; Lautaro Echiburú; Linda Rotharmel; Applicant; Representative; Owners

Attachments: Exhibit "A" Project Data Sheet
Exhibit "B" Recommended Findings and Evidence
Exhibit "C" Recommended Conditions of Approval
Exhibit "D" Land Use Advisory Committee Recommendation
Exhibit "E" Vicinity Map
Exhibit "F" Project Plans

This report reviewed by Jeff Main, Planning and Building Services Manager

EXHIBIT “B”
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Land Use Plan, Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan. PBI staff have reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Carmel Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN030015.

(b) The parcel is zoned Medium Density Residential, 2 units/acre, Design Control District, Coastal Zone (“MDR/2-D (CZ)).”

(c) The existing guesthouse is an allowed use in the MDR zoning district under Section 20.12.040.C of the Zoning Ordinance.

(d) The existing guesthouse is a legal non-conforming structure, non-conforming as to side yard setback regulations.

(e) Section 20.68.040 allows the remodel of a non-conforming structure, non-conforming as to yard regulations, subject to a Coastal Development Permit when the work involves structural alterations and exceeds 50% of the appraised value of the structure.

(f) **LAND USE ADVISORY COMMITTEE:** The Carmel Highlands/Unincorporated Carmel Land Use Advisory Committee recommended approval of the project by a vote of 6-0. LUAC meeting minutes dated April 7, 2003 (Exhibit “D”).

(g) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030015.

2. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

3. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance or operation of the project applied for will not under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of

persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) The project was reviewed by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, and Cypress Fire Protection District. The respective departments and agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (Exhibit "C").

4. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, and Cypress Fire Protection District. Conditions recommended have been incorporated where appropriate (Exhibit "C").

(b) Staff conducted an on-site visit on April 3, 2003 to verify that the site is suitable for this use.

(c) Necessary public facilities are available and will be provided.

5. **FINDING: CEQA:** - The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Section 15301 categorically exempts minor alterations to existing structures involving negligible or no expansion of the existing use. The proposed remodel will not increase the square footage or footprint of the existing structure. All work will occur on the same footprint of the existing structure.

(b) No potential adverse environmental effects were identified during staff review of the development application or during the site visit on April 3, 2003. No unusual circumstances exist for this project that would alter staff's determination that the project is categorically exempt from CEQA review.

6. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and 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 impact 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 (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated or future trail or shoreline access as shown in Figure 3, the Public Access Map, of the Carmel Area Land Use Plan.

- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit on April 3, 2003.

7. **FINDING:** **APPEALABILITY** - The project is appealable to the Board of Supervisors and California Coastal Commission.

EVIDENCE: (a) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1).

EXHIBIT "C"

RECOMMENDED CONDITIONS OF APPROVAL

1. The subject Coastal Development Permit consists of the remodel of an existing 425 square-foot legal non-conforming guesthouse, non-conforming to yard regulations, where the proposed work is more than 50% of the appraised value of the guesthouse and includes structural alterations. The property is located at 24323 San Marcos Road (Assessor's Parcel Number 009-024-001-000), between Portola Road and San Juan Road, Carmel area, Coastal Zone. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. 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 #_____) was approved by the Planning Commission for Assessor's Parcel Number 009-024-001-000 on April 24, 2003. The permit was granted subject to 10 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. 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. The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
5. 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**)

6. 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**)

Prior to Final Building Inspection/Occupancy:

7. 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 & Planning and Building Inspection**)

Continuous Permit Conditions:

8. If during the course of construction activity on the subject property, cultural, archaeological, historical, 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)**

9. All landscaped areas and trees shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**

10. 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)**