



MEMORANDUM

MONTEREY COUNTY

PLANNING AND BUILDING
INSPECTION DEPARTMENT

DATE: September 24, 2006
TO: Jeff Main, Zoning Administrator
FROM: Craig Spencer, Land Use Technician
SUBJECT: Lawrence Chazen (DA060180)

Design Approval to allow for the construction a new 750 sq. ft. pool house, with a 160 sq. ft. attached garage for a golf cart, removal of a 28 inch Oak tree, and a 144 sq. ft. addition to the garage on the existing single family dwelling. Materials and colors to match existing single family dwelling. The project is located at 204 Madera Ct, Monterey (Assessor's Parcel Number: 173-072-007-000), fronting on the southerly side of Madera Ct, Pasadera subdivision, Greater Monterey Peninsula Area Plan.

A letter of concern was submitted by an adjacent property owner regarding the use, character, and location of the proposed pool house. Staff has reviewed the letter. The Fireplace as proposed is fully contained within the exterior wall. The Oak tree being removed is in poor condition and the Oak near the building pad can be saved according to the arborist report prepared by Frank Ono on April 7, 2006. Conditions have been added to ensure conformance with Monterey County Policies. A copy of the letter and the Arborist report is attached.

The existing single family dwelling is over the allowed water fixture number for the Pasadera Subdivision. The Chazen residence is limited to 35 fixture units total according to Monterey County Policy requiring the Planning Department to limit water fixtures to the amount estimated in the Environmental Impact Report for the Subdivision. There is currently no policy regarding the addition of fixtures to existing structures that are already over the allowed fixture unit total. The anticipated remedy for the overdraft of the water supply is an overall 10 percent reduction in water use every three years until the demand for the Leguna Seca sub basin is balanced with the supply. The draft policy for additions and remodels in the Pasadera sub division reflect the same 10 percent reduction of fixture units. The owner has agreed to reduce their over-all water fixture count by ten percent. Therefore staff views this ten percent reduction as being consistent with the Pasadera water fixture policy.

Staff conducted a site visit on August 31, 2006 to verify that the project is consistent with the plans applicable area plan and zoning regulations.

The Lawrence Chazen project (DA060180) as described, is consistent with the plans and policies of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, and the requirements and standards of the Monterey County Zoning Ordinance (Title 21); therefore staff recommends approval with the attached conditions.