

**MONTEREY COUNTY**  
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

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**MEMORANDUM**

**Date:** February 28, 2008

**To:** Jeff Main, Zoning Administrator

**From:** David J. R. Mack, Assistant Planner

**Subject:** DA070446 - KERN

**Agent:** Kurt Hall Construction – Kurt Hall

A design approval to allow the construction of a 4,202 square foot single family dwelling with 819 square foot attached three-car garage, 957 square foot unfinished basement, loggia and porch; permit to allow the removal of three (3) protected coast live oak trees (6, 7, and 8 inches). Materials and colors include “shredded wheat” and “gingerbread man” exterior walls trimmed with “Monterey limestone”, “Champagne” columns, El Dorado stone veneer, and “Barcelona” mission tile roof. The property is located at 1176 Castro Road, Monterey (Assessor’s Parcel Number 101-022-002-000), Greater Monterey Peninsula Area.

A demolition permit for the existing residence, BP073099, was previously issued on December 26, 2007. As of this date, the demolition of the existing residence has been placed on hold, pending project approval.

Vegetation on site primarily consists of a Monterey pine forest with coastal live oak understory. The site is in transition with coast live oaks becoming the predominant species. A 6 inch, 7 inch, and 8 inch protected coast live oak, located in the rear of the existing residence, are proposed for removal to allow for the construction of the new residence. An arborist report (Lib. No. 070583), prepared by Frank Ono, concluded that the trees proposed for removal are the minimum required based on project design. As a condition of approval the removed trees will be replaced with three (3) fifteen (15) gallon or larger oak trees.

The property is located within an undetermined seismic zone. A Geotechnical Soil and Geoseismic Report (Lib No. 070584) was prepared by Grice Engineering and Geology, Inc. The report concluded the site is suitable for the proposed development, provided the recommendations of the Geotechnical Soil and Geoseismic Report are followed.

The archaeological sensitivity zone of the subject parcel is rated “moderate”. The project is not subject to CEQA review, therefore an archaeological report was not required pursuant to Title 21, Section 21.66.050.C.1.b.

On October 29, 2007, the applicant submitted a Historical Survey Report (Lib. No. 070582), prepared by Anthony Kirk, PhD. The report concludes that the residence is not of significant historical value. Pursuant to section 18.25.070 of the Monterey County Code, the property is not eligible for listing in the Monterey County Historic Resources Inventory. In addition, the subject

property is not eligible for listing in the California Register of Historical Resources pursuant to section 5024.1(c) of the California Public Resources Code, and Section 4852(b) of California Code of Regulations.

Staff conducted a site visit on January 28, 2008 to evaluate/photograph the proposed tree removal(s) and to verify the project is consistent with the plans below.

The KERN project (DA070446) as described is consistent with the plans and policies of the Monterey General Plan, the Greater Monterey Peninsula Area Plan, and the requirements and standards of the Monterey County Zoning Ordinance (Title 21). Staff recommends project approval pursuant to the attached conditions.