

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 9, 2010	Time: 2:30 pm	Agenda Item No.: D-1
Project Description: Design Approval to abate Code Enforcement Violation 10CE00024 to allow for the placement of a 400 square foot cargo container. The Design Approval also includes: construction of a new trellis to screen the cargo container, construction of a 1,014 square foot three-car garage, a 6 foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot single family dwelling deck addition, replacement/reconfiguration of deck stairs, a 112 square foot cargo container, an two 80 square foot sheds. Materials and colors to consist of wood, marble veneer, and steel. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula area.		
Project Location: 10350 Saddle Road, Monterey		APN: 416-191-025-000
Planning File Number: PLN100337		Owner: Steven H & Nancy Chang
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: No
Zoning Designation: "RDR/5.1-D-S" [Rural Density Residential, 5.1 acres per unit with Design control, and Site Plan Review Zoning District]		
CEQA Action: Categorically Exempt per Section 15303(e)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically exempt the project from Environmental Review pursuant to Section 15303(e) of the CEQA guidelines; and
- 2) Deny the portion of the Design Approval to allow for the placement of the cargo container; and
- 3) Approve the portion of the Design Approval to allow for a single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage based on the findings, and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The Design Approval application is to abate code enforcement violation for the placement of cargo containers, sheds, replacement/reconfiguration of stairs and deck addition to an existing single family dwelling on a parcel located in the Hidden Hills Area of Monterey. The Design Approval application also includes a request to construct a trellis to screen the 400 square foot cargo container, a new 1,014 square foot three-car detached garage, a 6 foot 170 lineal foot fence along the edge of the northerly side of the road right of way and a 135 square foot single family dwelling rear deck addition.

The project site is located on a ridge in a residential neighborhood overlooking the Monterey Peninsula. The proposal is not visible from the Scenic Road corridors such as Highway 68 or Laureles Grade Road. Nor is the site designated as visual sensitive or sensitive under the Greater Monterey Peninsula Area Plan (GMPAP). The site is zoned "RDR/5.1-D-S" Rural Density Residential, 5.1 acres per unit with Design Control, and Site Plan Review Zoning District. The Rural Density Residential zoning district allows for residential uses. The purpose of the "D" Design Control overlay zoning district is to regulate the location, size, configuration, materials and colors of structures to assure protection of the public viewshed, neighborhood character and to assure the visual integrity of development. The "S" overlay zoning district regulates review of development by reason of its location which has the potential to adversely affect natural resources.

The single family dwelling deck addition, reconfiguration of the stairs, fence and new garage is consistent with the regulations of the zoning ordinance (Title 21) and the policies of the GMPAP and General Plan, since the zoning designations allows residential uses. However, the cargo container is inconsistent with the "D" Design Control zoning district which regulates materials and colors of structures to assure protection of the public viewshed and neighborhood character. The cargo container is a corrugated steel structure which is more industrial in nature and does not blend with the character of the neighborhood. The majority of the structures in the vicinity of the site are either stucco or wood.

On September 1, 2010 the project was referred to the Greater Monterey Peninsula Land Use Advisory Committee for review. The minutes for the September meeting reflect the committee was unable to make a recommendation due to incomplete information submitted by the property owner/applicant and continued the item for the next available meeting date. Subsequently on October 6, 2010 the (LUAC) reviewed the application and materials and determined that the application material was not sufficient to recommend approval of the cargo container, fence and new garage. The (LUAC) recommended approval of the deck addition and stairway.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

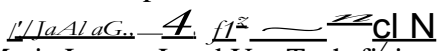
- Environmental Health Bureau
- J RMA - Building Department

The above checked agencies and departments have reviewed this project. Conditions recommended by the RMA – Planning Department have been incorporated into the Condition Compliance attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the Greater Monterey Peninsula (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to LUAC because the project involves public .. controversy therefore staff is referring this application before the Zoning Administrator for further consideration.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Maria Lopez


Maria Lopez, Land Use Technician
(831) 755-5239, lopezmd@co.monterey.ca.us
November 23, 2010

cc: Front Counter Copy; Zoning Administrator; Environmental Health Bureau; Wanda Hickman, Planning Services Manager; Maria Lopez, Project Planner; Carol Allen, Senior Secretary; Steve Chang, Owner; Planning File PLN100337

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
1. Conditions of Approval
2. Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map

Exhibit D Greater Monterey Peninsula Land Use Advisory Committee
Minutes (LUAC)

This report was reviewed by Wanda Hickman, Planning Services Manager

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

Chang Steven H & Nancy (PLN100337)

RESOLUTION NO. --=-'

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempt the project from Environmental Review pursuant to Section 15303(e) of the CEQA guidelines; and
- 2) Deny the portion of the Design Approval to allow for the placement of the cargo container; and
- 3) Approve the portion of the Design Approval to allow for a single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage based on the findings, evidence and subject to the conditions of approval.

(PLN100337, Steven H & Nancy Chang, 10350 Saddle Road, Monterey, Monterey Peninsula Area Plan (APN: 416-191-025-000))

The Chang application (PLN100337) came on for public hearing before the Monterey County Zoning Administrator on December 9, 2010. 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:** CONSISTENCY — The single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage, 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 Monterey County General Plan,
Greater Monterey Peninsula Area Plan,
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 property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number: 416-191-025-000, Monterey Peninsula Area Plan. The parcel is zoned "RDR/5.1-D-S" [Rural Density Residential, 5.1 acres per unit with Design control, and Site Plan Review Zoning District], which allows for accessory structures and single family dwelling additions. the placement of a cargo container, a trellis to screen the cargo container, construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot deck addition, replacement of deck stairs, a 112 square foot shed, an 80 square foot shed and 80 square foot shed. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on August 24, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was referred to the Greater Monterey 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 involves public controversy therefore staff is referring this application before the Zoning Administrator for further consideration. The advisory committee recommended -that the Zoning Administrator approve the single dwelling deck addition and replacement and reconfiguration of stairs by a 4 to 0 vote.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100337.

2. **FINDING:** CONSISTENCY - The cargo containers as part of the Design Approval is not consistent with Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21).

- EVIDENCE:**
- a) The cargo containers are located on a ridge in a residential neighborhood in the Hidden Hills area. The corrugated metal containers are highly visible from Saddle Road. The parcel has a Design Approval zoning district overlay. The Design Approval district regulates materials and colors of structures to assure protection of the public viewshed and neighborhood character. Both cargo containers are corrugated metal, one is painted camouflage and the other is green and look industrial in nature. This inconsistent with other structures in the residential neighborhood which are wood and stucco. The proposal to allow the cargo containers is inconsistent, Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21), since they are not consistent with character of the neighborhood.
 - b) The Greater Monterey Peninsula Land Use Advisory Committee recommended denial of the cargo containers by a 4-0 vote. The advisory committee minutes of October 6, 2010 stated "dismay as

a committee to approve design project based on codes and zoning for this project."

- c) The application, plans, and photographs, found in Project File PLN010037.

3. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use of the single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage. proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department and, RMA – Building Department and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage. development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on August 24, 2010 to verify that the site is suitable for this use the proposed single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100337.

4. **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 RMA – Planning Department Department and , RMA – Building Department and Environmental Health Bureau. The respective departments/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.
 - b) Findings 1, 2, 4, and 5; and supporting evidence.
 - c) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN100337.

5. **FINDING: NO VIOLATIONS** - The subject property is in violation of the 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.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on August 24, 2010 and researched County records to assess if any violation exists on the subject property.
- c) The proposed project cures abates an existing violation for construction of sheds, replacement/reconfiguration of stairs and front deck addition to an existing single family dwelling and regarding installing siding and flashing on front porch landing without required permits. Pplacement of cargo containers storage structure (larger than 120 sq. ft.) without required building permits. (10CE00024). When implemented and as conditioned, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
- c) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100337.

6. **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(e), Class 3 categorically exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 24, 2010.
 - c) See preceding and following findings and supporting evidence.

7. **FINDING APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors is appealable to the Planning Commission.

EVIDENCE: Section 21.80 Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

- A. Categorically exempts the project from Environmental Review pursuant to Section 15303(e) of the CEQA guidelines; and
- B. Denies the portion of the Design Approval to allow for the placement of the cargo container; and
- C. Approves the portion of the Design Approval to allow for a single family dwelling deck addition, replacement/reconfiguration of stairs, sheds, fence and new garage based on the findings, evidence and subject to the conditions of approval and, in general conformance with the attached sketch and subject to the conditions **(Exhibit 1)**, both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of December, 2010.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance

Project Name: Steven H & Nancy Chang
File No: PLN100337 APNS = 416-191-025-000
Approved by: Zoning Administrator _____ Date: December 9, 2010

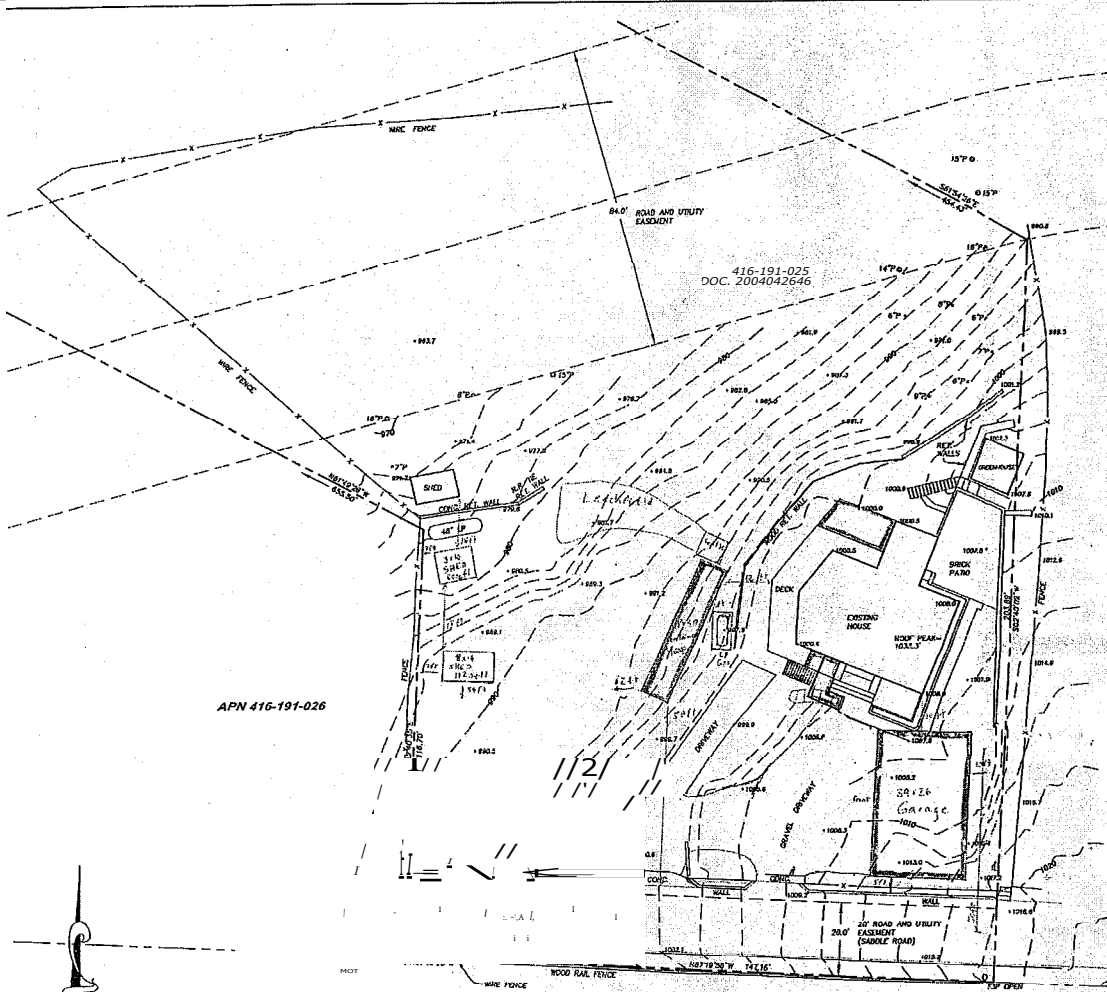
**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond Number	Mitig. Number	Conditions of Approval and/or Mitigation / cam, es and Responsible Land Use/TJ(7)aluncut	Compliance or Monitoring / It t(mn to be p rfcured. Where ~ipplicable, a certified professional is required / ,r action to be accepted	Responsible Party / Jor Compliance	Monitoring / tm	Verification of Compliance (name/ date)
RMA – Planning Department						
1.		<p>PD001- SPECIFIC USES ONLY Design Approval to allow construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence along the edge of the northerly side of the road right of way, a 135 square foot deck addition, replacement of deck stairs, a 112 square foot shed, and a 80 square foot shed. The property is located at 10350 Saddle Road, Monterey, (Assessor's Parcel Number: 416-191-025-000) Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

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2.		PD002 -NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution) was approved by the Zoning Administrator for Assessor's Parcel Number 416-191-025-000 on December 9, 2010. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		The applicant shall obtain a construction permit to remove the cargo containers from the site within 45 days.	The applicant shall obtain a valid construction permit from the Monterey County Building Services Department.	Owner/ Applicant	As stated in the conditions of approval	

END OF CONDITIONS

Rev. 08/25/2010



NOTES:

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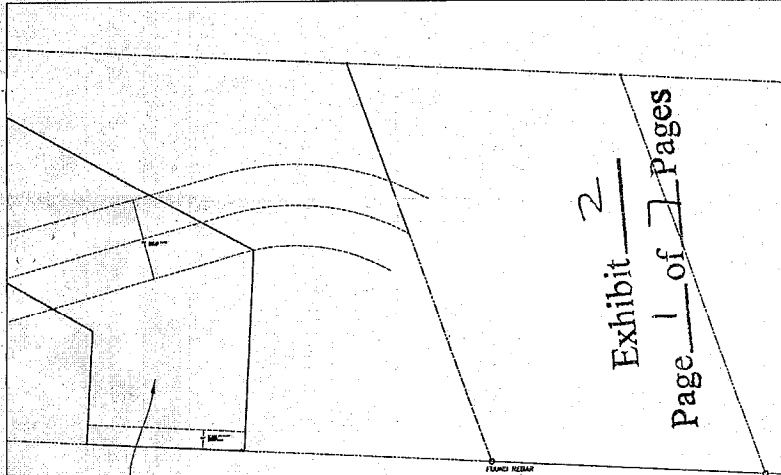
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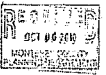
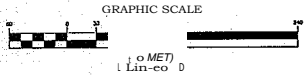
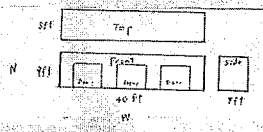


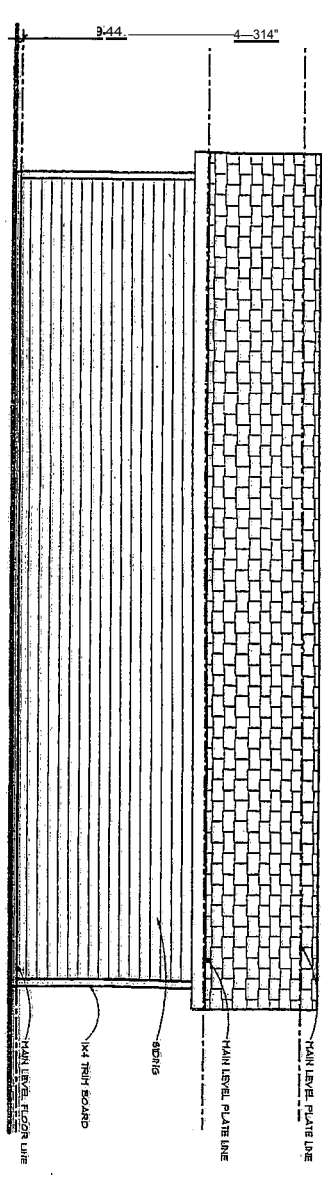
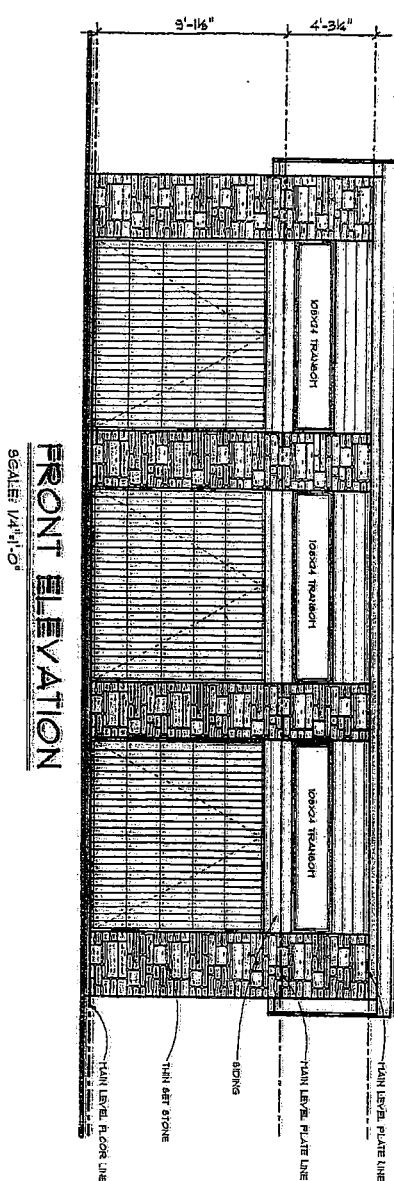
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Exhibit 2
Page 1 of 2 pages

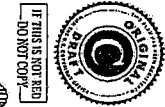


GRAPHIC SCALE





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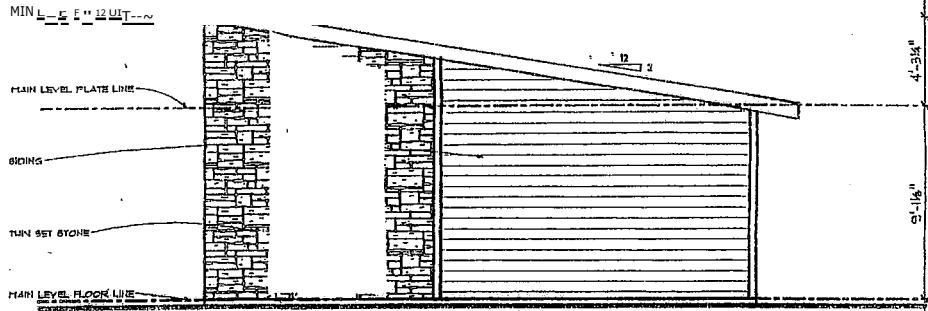
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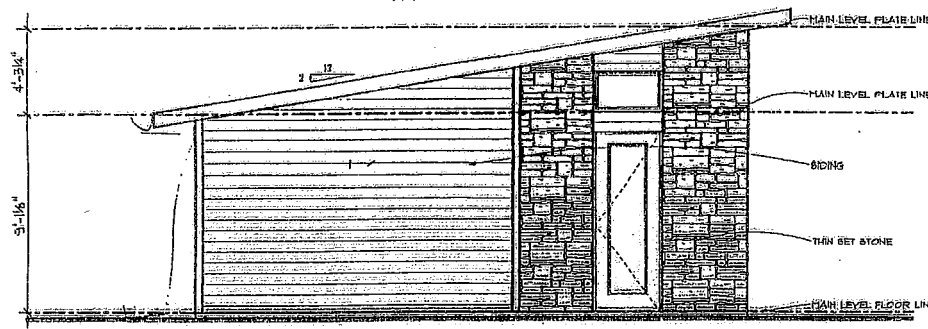
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THE ARCHITECT, ENGINEER OR CONTRACTOR MUST REVIEW ALL DIMENSIONS AND STRUCTURAL ON THESE PLANS PRIOR TO BUILDING. THEY RELEASE ADVANCED DESIGN FROM ANY LIABILITY THAT MAY OCCUR DURING OR THEREAFTER OF THE BUILDING PROCESS.



MIGHT ELEVATION



LEFT ELEVATION

SCALE: 1/4"=1'-0"

Exhibit 2
Page 4 of 7 Pages



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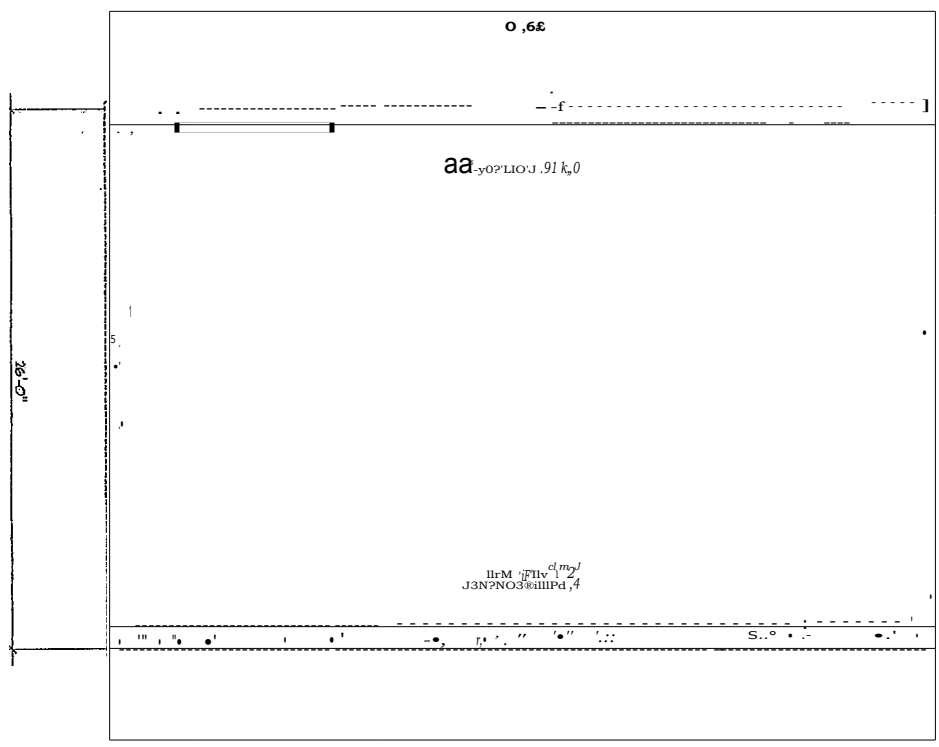
Exhibit 2
Page 5 of 7 Pages

Advanced
DESIGN

ADVANCED DESIGN & CONSTRUCTION, INC.
3200 S. RAYBURN AVENUE, SUITE 100, LAS VEGAS, NV 89119
(702) 735-8888
www.advanceddesign.com

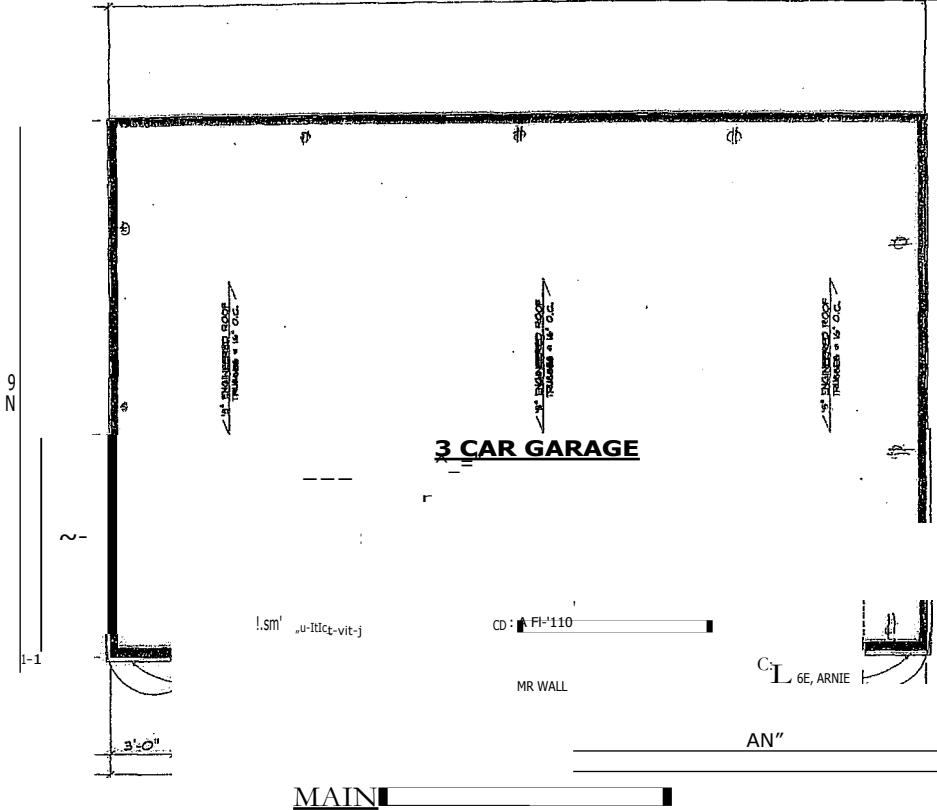
The structure of these plans is given the highest license to reproduce under state for construction purposes only and further distribution is illegal. These set may contain errors and omissions. Advanced Design & Construction, Inc. is not responsible for any errors or omissions. 4/2010-11-04

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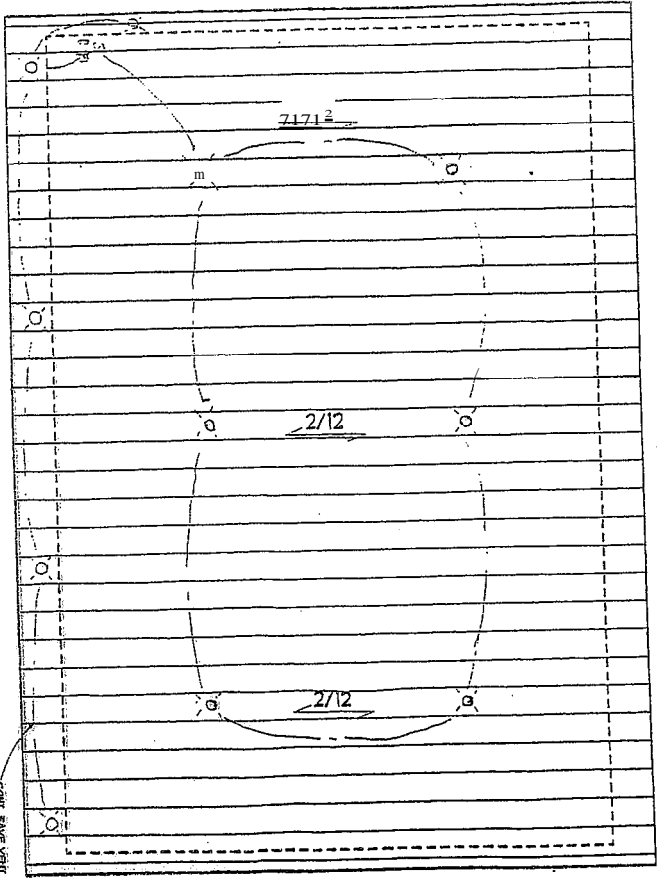
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SHEET 11

Advanced
 SOFT DESIGN
 © 2010
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 SHEET 11

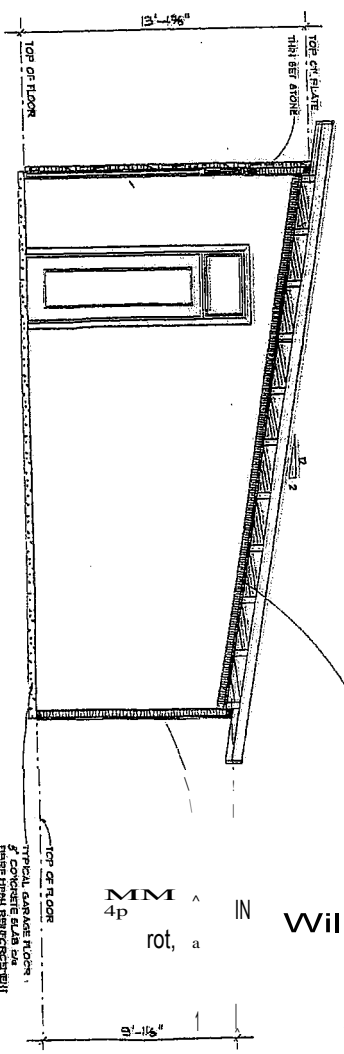
The purchaser of these plans is advised that the architect is not responsible for construction methods, code and factor situations. It is the responsibility of the contractor to provide proper construction.



ROOF PLAN

SCALE: 1/4"=1'-0"

Electrical
Fluorescent lighting can recessed



CROSS SECTION

SCALE: 1/4"=1'-0"

Exhibit 2
Page 1 of 7 Pages

TOP OF FLOOR
TYPICAL GARAGE FLOOR:
6" CONCRETE SLAB ON
GRAVEL FILL
6" ALL FLOOR VAPOR BARRIER
COMPACTED GRANULAR FILL

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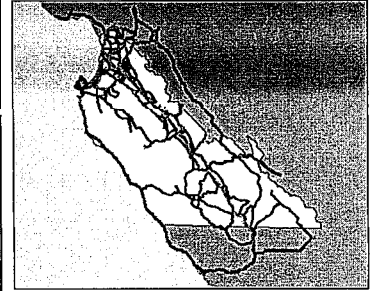
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9 SHEET

EXHIBIT C

VICINITY MAP

Location of PLN100337 (Chang)



Legend

Roads

- All Other Values
- BRIDGE
- MAJOR ROAD
- RAMP
- HIGHWAY

o Parcels

County Boundary

- MONTEREY CO
- t OTHER
- PACIFIC OCEAN

2007 CARMEL RIVER 31N

- Red: Band_1
 - Green: Band_2
 - Blue: Banta
- 2007 1 Ft Imagery

- Red: Band_1
- ⊗ Green: Band_2
- Blue: Band_3

USGS 10M DEM

- High : 9158.77
- ⊗ USGS 10M DEM
- Low: -6.29439

Hillshade

- rai High : 254
- ⊗ Hillshade
- Low:0

1: 5,268



0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

APN 416-191-025-000

EXHIBIT D

GREATER MONTEREY PENINSULA (LUAC) MINUTES

EXHIBIT D

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MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, October 6, 2010

1. Site visit at 2:30 PM (PLN100337) 10350 SADDLE RD MONTEREY

ATTENDEES: ljc-C LUAC T-II C-C8r--SO'i-I

Site visit at 3:00 PM (PLN100357) 1531 MANOR RD MONTEREY

ATTENDEES: E-P -F SMITH, PETERSON

2. Meeting called to order by oia --Th He at 62-pm

3. Roll Call

Members Present: 2 E.- H)-a-H c \-F

Members Absent: CO s CHDo

4. Approval of Minutes:

A. September 1, 2010 minutes

Motion: c) P- (LUAC Member's Name) U.) I-C-Y\
N-t o Mt tscTEs.;

Second: C? .SCK (LUAC Member's Name) (

Ayes: _____

Noes:

Absent: _____ OF := P 1

Abstain: 0 Exhibit 4
Page 1 of 5 Pages OCT 22 PMO
PL

4. Approval of minutes:
Amendment to September

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5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

N/A

10. **Meeting Adjourned:** _____ 3pm

Minutes taken by: _____ L.J.

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by: **October 6, 2010**

2010

Project Title: CHANG STEVEN H & NANCY
File Number: PLN 100337
File Type: DIRECTOR OF PLANNING
Planner: LOPEZ
Location: 10350 SADDLE RD MONTEREY

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Project Description:

Design Approval to abate violation 10CE00024 and allow the placement of a shipping container and trellis screen. The Design Approval also includes the construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence, a 135 square foot deck addition, and the replacement of deck stairs. Materials and colors to consist of wood, marble veneer, and steel. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
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LUAC' AREAS OF CONCERN

CcTerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; moveroad access, etc)
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ADDITIONAL LUAC COMMENTS

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RECOMMENDATION:

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

Support Project as proposed SA, 3-oC... ?sec 2n~ A. Or oose_ i))

Recommend Changes (as notea-gbove) (-2\ | i) L:

Continue the Item

Reason for Continuance: _____ ==744

Continued to what date: _____

NO rt'04/

AYES: _____ o77c:)/V o R E D
 NOES: _____
 ABSENT: _____ Exhibit i)Pin
 ABSTAIN: _____ Page O. P ei OI-FIERE COUNTY
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Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

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Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by: **October 6, 2010**

OCT 22 2010

Project Title: AUSONIO ANDRE ET AL
File Number: PLN100357
File Type: ZA
Planner: BERNAL
Location: 1531 MANOR RD MONTEREY

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Project Description:

Design Approval to allow a major remodel/rebuild of 2,053 square foot on story single family dwelling to include a 4,052 square foot single story addition; a 1,583 square foot basement addition, a 289 square foot breezeway and porch; a 615 square foot two-car garage; and the removal of (3) Oak trees 6, 12, and 14 inches in diameter. Materials and colors consist of stucco siding (Frost-Beige), cement plaster window and door trim (Villita-Olive Green), recessed walls a wainscot base (Spanish Sand-Dark Beige), simulated slate composite tiles (Grey Blend). Grading of approximately 310 cubic yards of cut and 310 cubic yards of fill). The property is located at 1531 Manor Road, Monterey (Assessor's Parcel Number 101-081-003-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>/iyE</i>			

MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, September 1, 2010

1. Site visit at 2:00 PM (PLN100337) 10350 SADDLE RD MONTEREY

ATTENDEES: D T*E _____ ALnR Cooc

Dehoff,

Phil Smith, LAWRENCE R

Site visit at 3:00 PM (PLN090410) 24591 SILVER CLOUD CT MONTEREY

ATTENDEES: _____ 19.2) = C1² _____ \ \ S C)Nk I

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Phil Smith,

2. Meeting called to order by _____ at _____ ci pm

3. Roll Call

Members Present: S U:7=4 C i)ca. FC

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Members Absent: 4 c)y 1'1 c o \ '0.

4. Approval of Minutes:

A. March 3, 2010 minutes

Motion: Vi-L 1 T4 (LUAC Member's Name)

Second: r L? C (LUAC Member's Name)

Ayes:

Noes:

Absent:

Abstain:

Exhibit _____

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MONTEREY COUNTY
LANNING & BUILDING
INSPECTION DEPT

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.



6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

ON

10. **Meeting Adjourned:** 3 : 3 pm

Minutes taken by: AQUIL am

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
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 Salinas CA 93901
 (831) 755-5025

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SEP 8 2010

Advisory Committee: **Greater Monterey Peninsula**

MONTEREY COUNTY
 PLANNING & BUILDING
 INSPECTION DEPT

Please submit your recommendations for this application by: **September 1, 2010**

Project Title: CHANG STEVEN H & NANCY
File Number: PLN100337
File Type: DIRECTOR OF PLANNING
Planner: LOPEZ
Location: 10350 SADDLE RD MONTEREY

Project Description:

Design Approval to abate violation 10CE00024 and allow the placement of a shipping container and trellis screen. The Design Approval also includes the construction of a 1,014 square foot three-car garage, a 6-foot tall 170 lineal foot fence, a 135 square foot deck addition, and the replacement of deck stairs. Materials and colors to consist of wood, marble veneer, and steel. The property is located at 10350 Saddle Road, Monterey (Assessor's Parcel Number 416-191-025-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
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ADDITIONAL LUAC COMMENTS ~-u\...\Q2A T

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& MATERIALS

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RECOMMENDATION:

Motion by: cU

(LUAC Member's Name)

Second by: ~ s C \-1

(LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance:

Continued to what date: ___

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AYES: _____

NOES:

ABSENT:

ABSTAIN: _____

SEP 4 2010