

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 30, 2011	Time: 1:40 P.M.	Agenda Item No.: 4
Project Description: Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 2,806 square foot three-story single family dwelling with an attached 575 square foot two-car garage, 362 cubic yards of grading (331 cubic yards cut/31 cubic yards fill) and Design Approval.		
Project Location: 24332 San Juan Rd, Carmel		APN: 009-024-003-000
Planning File Number: PLN100627		Owner: Corrigan Jill Agent: G.D. Case
Planning Area: Carmel Area Land Use Plan		Flagged and staked: Yes
Zoning Designation: : "MDR/2-D(CZ)" (Medium Density Residential, 2 units per acre with Design Control Overlay (Coastal Zone))		
CEQA Action: Categorically Exempt per Section 15303 (a) and 15301(l)(1)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically exempt PLN100627 per CEQA Guidelines Section 15303 (a) and 15301(l)(1); and
- 2) Approve PLN100627, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The applicant proposes to demolish an existing one-story single family residence with an attached lower level garage and to construct a new three-story single family residence with an attached lower level garage within in essentially the same footprint as the existing residence. The property is located on San Juan Road in the Carmel Woods area of Carmel, surrounded by medium density residential development. The subject parcel is a triangular shaped, 8,314 square foot parcel, which is bounded on three sides by San Juan Road. The site is constrained by slopes, the shape of the parcel and the required 20 foot front yard setback which wraps around three sides of the parcel. The site slopes downward approximately 12 feet from San Juan Road on the northwest to San Juan Road on the southeast. The area available for development is a triangular envelope approximately 85 feet long and ranging from approximately 7 feet wide at the narrow end to approximately 65 feet wide at the widest point.

Comments were received from several neighbors (**Exhibit E**) who object to the height and mass of the project, how the new residence will fit into the neighborhood and the loss of the view of the ocean over the parcel from San Juan Road. In response to those comments, the applicant has reduced the height of the residence by approximately 1.5 feet. Although the residence is three stories, the third story element is very small at 280 square feet and the roof line incorporates three levels, which step down from the center to reduce the visual impact of the mass. The highest roof level will be at 27.5 feet above natural grade or 2.5 feet below the maximum height allowed in the district, and the lower levels at 22.5 feet and 19.5 feet. Other residences in the vicinity include one, two and three-story homes of various different types of construction. This project meets all of the development standards of the Zoning Ordinance and the use of natural materials such as wood and stone is consistent with the Visual Resources policies of the Carmel Area Land Use Plan. The mass of the structure is broken up by modulations in the planes of the

structure, windows and the use of different materials on the upper and lower levels. The applicant also moved the residence two additional feet from the north property line in response to comments from the neighbor to the north. The standard condition requiring verification of height prior to final inspection (Condition No. 9) has been incorporated to ensure that the residence is built to the approved height.

The ocean is visible from San Juan Road through the trees and over the existing residence. A small portion of Point Lobos is also visible over the parcel from a short section of San Juan Road. However, that view is almost completely obscured by the existing trees. The proposed residence will be taller than the existing residence and these views will be blocked. Carmel Land Use Plan Policy 5.3.3.4.c calls for structures and landscaping placed upon land on the west side of Highway 1 to be sited and designed to retain public views of the shoreline from Highway 1 and roads seaward of the highway. In this case, there is no view of the shoreline as defined in Section 20.146.020.JJ of the CIP. Therefore, the project will be consistent with this policy.

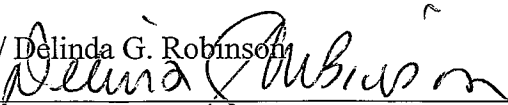
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District
Parks Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark. Conditions recommended by the Cypress Fire Protection District, Public Works Department and Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was heard by the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) at public meetings on February 7, 2011 and February 22, 2011. The LUAC unanimously recommended approval of the project as presented on February 22, 2011.

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

/s/ Delinda G. Robinson

Delinda G. Robinson, Senior Planner
(831) 755-5198, robinsond@co.monterey.ca.us
June 21, 2011

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Corrigan Jill, Owner;

G.D. Case, Agent; Planning File PLN100627

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 Carmel Unincorporated Land Use Advisory Committee Minutes
Exhibit E Project Correspondence

This report was reviewed by Bob Schubert, Senior Planner 

EXHIBIT A

Project Data Sheet for PLN100627

Project Title: CORRIGAN

Location:	24332 San Juan Road Carmel	Primary APN:	009-024-003-000
Applicable Plan:	Carmel LUP	Coastal Zone:	YES
Permit Type:	CAP	Zoning:	MDR/2-D(CZ)
Environmental Status:	EXEMPT	Plan Designation:	MDR/2
Advisory Committee:	Carmel Unincorporated/ Highlands LUAC	Final Action Deadline (884):	05/26/2011

Project Site Data:

Lot Size:	8,341 SF	Coverage Allowed:	35%
Existing Structures (SF):	1,722	Coverage Proposed:	23.4%
Proposed Structures (SF):	3,381	Height Allowed:	30 FEET
Total SF:	3,381	Height Proposed:	27.5 FEET
		Floor Area Ratio Allowed:	45%
		Floor Area Ratio Proposed:	40%

Resource Zones and Reports:

Environmentally Sensitive Habitat:	None	Erosion Hazard Zone:	Moderate
Biological Report #:	N/A	Soils Report #:	LIB110027
Tree Resource Evaluation Rpt. #:	LIB110028		
Archaeological Sensitivity Zone:	MODERATE	Geologic Hazard Zone:	IV
Archaeological Report #:	LIB110029	Geologic Report #:	None
Fire Hazard Zone:	URBAN/AG	Historical Report #:	LIB110025

Other Information:

Water Source:	PUBLIC	Sewage Disposal (method):	SEWER
Water Dist/Co:	CAL AM	Sewer District Name:	CAWD
Fire District:	CYPRESS FPD	Total Grading (cubic yds.):	362 (331 cut/31 fill)
Tree Removal:	NONE		

**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:

CORRIGAN JILL (PLN100627)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempting per CEQA Guidelines Section 15301(l)(1) and 15303(a); and
- 2) Approving Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 2,806 square foot three-story single family dwelling with an attached 575 square foot two-car garage, 362 cubic yards of grading (331 cubic yards cut/31 cubic yards fill) and Design Approval.

(PLN100627, Corrigan, 24332 San Juan Road, Carmel, Carmel Area Land Use Plan) (APN: 009-024-003-000))

The Corrigan application (PLN100627) came on for public hearing before the Monterey County Zoning Administrator on June 30, 2011. 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 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,
 - Carmel Area Land Use Plan,
 - Monterey County Coastal Implementation Plan, Part 4,
 - Monterey County Zoning Ordinance (Title 20)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 24332 San Juan Rd, Carmel (Assessor's Parcel Number 009-024-003-000), Carmel Area Land Use Plan. The parcel is

zoned "MDR/2-D(CZ)" (Medium Density Residential, 2 units per acre with Design Control Overlay (Coastal Zone), which allows single family residences. Therefore, the project is an allowed land use for this site.

- c) The property is located in a Design Control Overlay district within the Carmel Area Land Use Plan which requires that structures be subordinate to and blended into the environment using appropriate materials that will achieve that effect. Materials and colors of the proposed new residence are earth toned and consist of "Mountain Ash" (grey) stained cedar lap siding with resawn trim, sills and fascia, "AutumnWood" (brown) colored concrete roof tiles, and "Mudpie" (dark brown) colored window frames, railings and stairs.
- d) The project complies with all of the applicable development standards of Section 20.12.060 of Title 20 including height, setbacks, lot coverage and floor area ratio.
- e) The project planner conducted site inspections on December 6, 2010 and May 26, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project is consistent with the Visual Resources policies of the Carmel Land Use Plan (LUP). The project is not located within the public viewshed as defined in LUP Section 2.2 and will not be visible from 17-Mile Drive, Scenic Road, Highway 1 or Point Lobos Reserve as shown on LUP Map A.
- g) The project is consistent with LUP Policy 2.2.3.4 which requires that the portion of the parcel least visible from public viewpoints and corridors shall be considered the most appropriate site for the location of new structures. Due to the small size and triangular shape of the subject parcel, limited area is available for development on the parcel. The new structure has been sited in the only area available for development on the parcel.
- h) The project was referred to the Carmel Unincorporated/Highlands 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 includes a Design Approval which will be heard at a public hearing. At a public meeting on February 7, 2011, the LUAC recommended that the applicant lower the height and reduce the mass of the project. The applicant subsequently modified the plans to address the LUAC's concerns and the LUAC unanimously recommended approval of the project as modified on February 22, 2011. The LUAC also commented favorably on the materials to be used for the exterior of the house as being rustic in character.
- i) 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 PLN100627.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Historical Resources, and Trees. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - *“State of California – The Resources Agency Department of Parks and Recreation Primary Record” (Historical Assessment) (LIB110025) prepared by Kent Seavey, Pacific Grove, CA, December 20, 2010.*
 - *“Geotechnical and Geological Investigation” (LIB110027) prepared by Soil Surveys, Salinas, CA, December 20, 2010.*
 - *“Tree Resource Evaluation Construction Impact Analysis” (LIB110028) prepared by Maureen Hamb, Santa Cruz, CA, December 30, 2010.*
 - *“Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 009-024-003” (LIB110029) prepared by Susan Morley, Marina, CA, December 14, 2010.*
 - c) Staff conducted site inspections on December 6, 2010 and May 26, 2011 to verify that the site is suitable for this use.
 - d) 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 PLN100627.

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 RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. 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) Necessary public facilities are available. Domestic water and sewer

service are provided to the existing residence by the California American Water Company and the Carmel Area Wastewater District respectively. The proposed residence will utilize the existing connections. The Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application submitted for the project indicates that there will be no increase in the number of water fixtures as a result of the proposed project.

c) Preceding findings and supporting evidence for PLN100627.

4. **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.

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 site inspections on December 6, 2010 and May 26, 2011 and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
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 PLN100627.

5. **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 15301(l)(1) categorically exempts the demolition and removal of one single-family residence and Section 15303(a) categorically exempts the construction of one single-family residential structure.
b) The project includes the demolition of one single-family residence and the construction of one single-family residence.
c) No adverse environmental effects were identified during staff review of the development application during site visits on December 6, 2010 and May 26, 2011.
d) Staff review of the project found that there are no unique circumstances and that none of the exemptions listed in CEQA Guidelines Section 15300.2 apply.
e) See preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in

Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in 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) 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 PLN100627
- e) The project is consistent with LUP Policy 5.3.3.4.a which requires that structures and landscaping placed upon land on the west side of Highway 1 be sited and designed to retain public views of the shoreline from Highway 1 and roads seaward of the Highway. The project is located on San Juan Road on the west side of Highway 1, more than one mile from the nearest shoreline and more than 3 ½ miles from Point Lobos. The ocean is visible in the distance from San Juan Road through the trees over the existing residence. Trees almost completely obscure a very brief view of a portion of Point Lobos from San Juan Road over the existing residence. However there is no view of the shoreline as defined in Section 20.146.020.JJ of the CIP.
- f) The project planner conducted a site inspection on December 6, 2010 and May 26, 2011.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

EVIDENCE: a) **BOARD OF SUPERVISORS**

Section 20.86.030.a Monterey County Zoning Ordinance.

b) **CALIFORNIA COASTAL COMMISSION**

Section 20.86.080.1, Monterey County Zoning Ordinance. The project is appealable to the California Coastal Commission because the project is located between the sea and the first through road paralleling the sea. San Juan Road is the first through road paralleling the sea in the project area.

DECISION

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

- A. Categorically exempt pursuant to CEQA Guidelines Section 15301(l)(1) and 15303(a); and
- B. Approve Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 2,806 square foot three-story single family dwelling with an attached 575 square foot two-car garage, 362 cubic yards of grading (331 cubic yards cut/31 cubic yards fill) and Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of June, 2011

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100627

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>1. PD001 - SPECIFIC USES ONLY</p> <p>This Coastal Administrative Permit allows the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 2,806 square foot three-story single family dwelling with an attached 575 square foot two-car garage, 362 cubic yards of grading (331 cubic yards cut/31 cubic yards fill) and Design Approval. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>	<p>Planning</p>	<p>The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.</p>
<p>2. PD002 - NOTICE PERMIT APPROVAL</p> <p>The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number, Name of Hearing Body, Assessor's Parcel Number, Date the permit was approved, and the statements "The permit was granted subject to 17 conditions of approval which run with the land" and "A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)</p>	<p>Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.</p>
<p>3. PD004 - INDEMNIFICATION AGREEMENT</p>		

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning Department)</p>	Planning	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.</p>
<p>4. PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on June 30, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)</p>	Planning	<p>Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>
<p>5. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT 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 a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning 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 recovery. (RMA - Planning Department)</p>	Planning	<p>The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. 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.</p>

6. PD010 - EROSION CONTROL PLAN

The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.
(RMA - Planning Department and RMA - Building Services Department)

Planning

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

7. PD011 - TREE AND ROOT PROTECTION

Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, 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, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.
(RMA - Planning Department)

Planning

Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Conditions of Approval and/or Mitigation Monitoring Measures

The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Responsible Department

Planning

Compliance or Monitoring Actions to be Performed

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.¿

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit the RMA-Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPVMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

9. PD041 - HEIGHT VERIFICATION

The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of the RMA - Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning Department and Building Services Department)

Planning

Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

10. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>All exterior lighting shall be unobtrusive, down-lit, 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 three (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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)</p>	<p>Planning</p>	<p>Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.</p>
<p>11. PW0005 - ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to San Juan Road. (Public Works)</p>	<p>Pub Works</p>	<p>Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.</p>
<p>12. PW0044 - CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project. (Public Works)</p>	<p>Pub Works</p>	<p>1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.</p> <p>2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.</p>
<p>13. WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	<p>Water</p>	<p>Prior to issuance of any building permits, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.</p>
<p>14. WR1 - DRAINAGE PLAN</p>		

Prior to issuance of any grading or building permits, the owner/applicant shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

Water

The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

15. FIRE011 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be 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. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Cypress Fire Protection District)

1. Prior to issuance of building permit applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

2. Prior to final building inspection, applicant or owner shall schedule fire dept. clearance inspection.

Fire

16. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANI)

The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cypress Fire Protection District)

1. Prior to issuance of building permit the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.

2. Prior to framing inspection, applicant or owner shall schedule fire dept. rough sprinkler inspection.

3. Prior to final building inspection, applicant or owner shall schedule fire dept. final sprinkler inspection.

Fire

17. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cypress Fire Protection District)

Prior to issuance of building permit applicant or owner shall enumerate as "Fire Dept. Notes" on plans.

Fire

	G David Case Architecture 550 HAYFIELD STREET SUITE # TEL: 415.494.9170 FAX: 415.494.9171 CARMEL, CA 95008	COVER SHEET	PAT and JILL CORRIGAN A RESIDENCE FOR 24322 SAN JUAN DRIVE CARMEL, CA
SHEET NO A0.1	DATE 2/15/11	SHEET 7 OF 7	

PROJECT DATA

OWNER: PAT AND JILL CORRIGAN
 1010 CASAS STREET SUITE 104
 MONTEREY, CA 95030

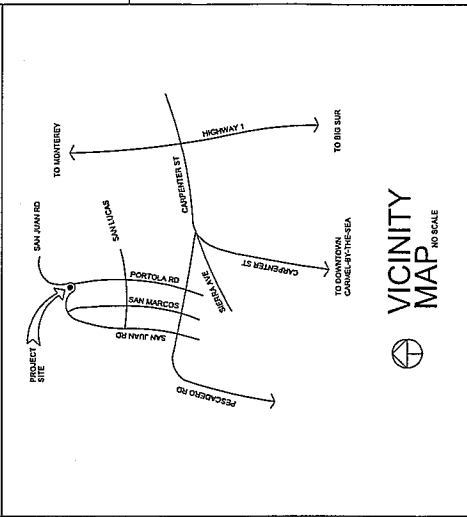
LEGAL ZONING: UNDESIGNATED

LOT SIZE: 8114 SF
PROPOSED BUILDING: 966 SF
EXISTING BUILDING: 1028 SF
ENTRY LEVEL: 230.5 SF
UPPER LEVEL: 2808 SF
TOTAL LIVING: 3038 SF
TOTAL SF: 3211 SF

CONCRETE ALLOWED: 3354.8314
EXISTING: 1722 SF
PROPOSED: 2134 SF
PAV: 3314 SF
ALLOWED: 452.8314
PROPOSED: 1138 SF
EXISTING: 1034 SF
PROPOSED: 1034 SF

GRADING: 311 CY
CUT: 311 CY
FILL: 0 CY

GENERAL SCOPE OF WORK: EXISTING AND PROPOSED CONSTRUCTION OF RESIDENCE WITH SITEWORK, EXTERIOR IMPROVEMENTS, AND FUEL MANAGEMENT PLAN.

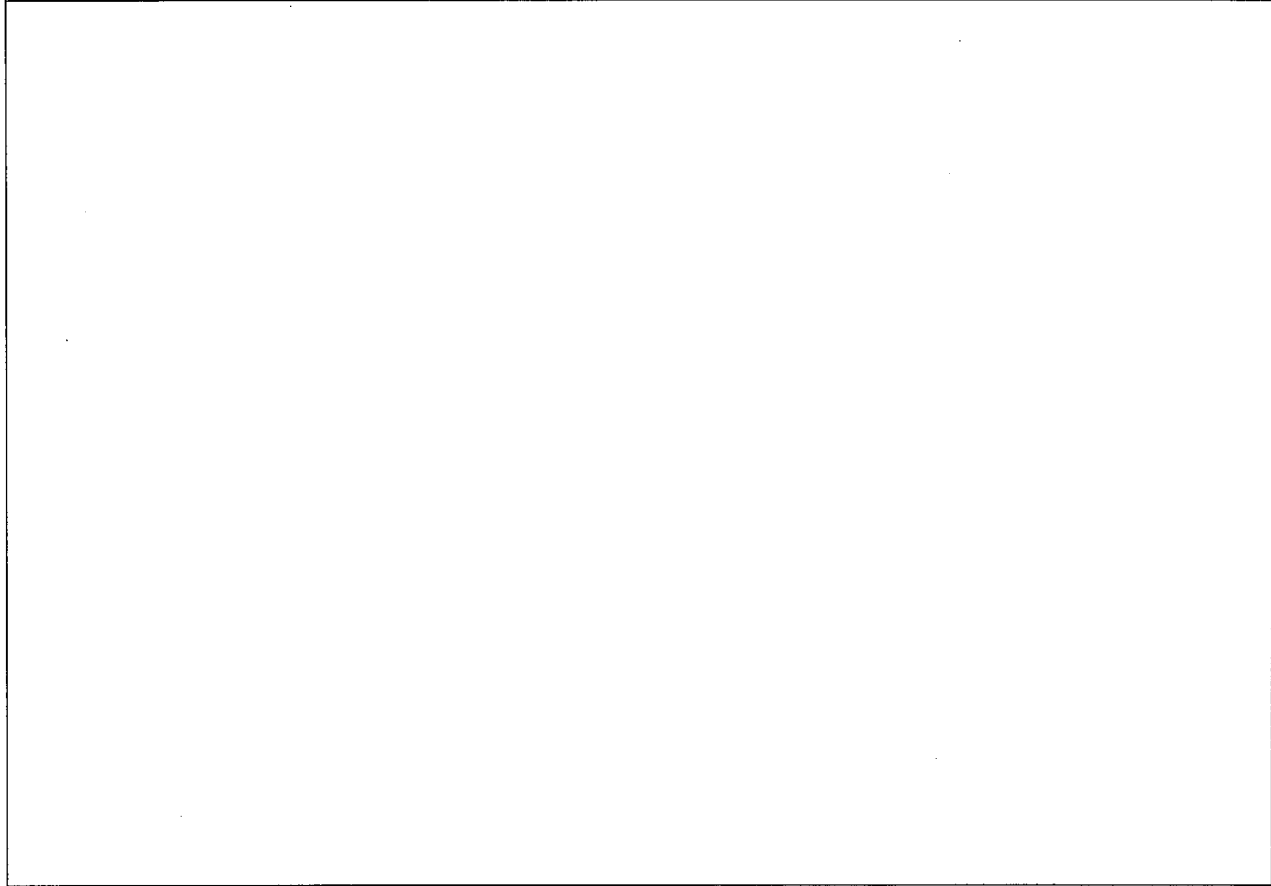


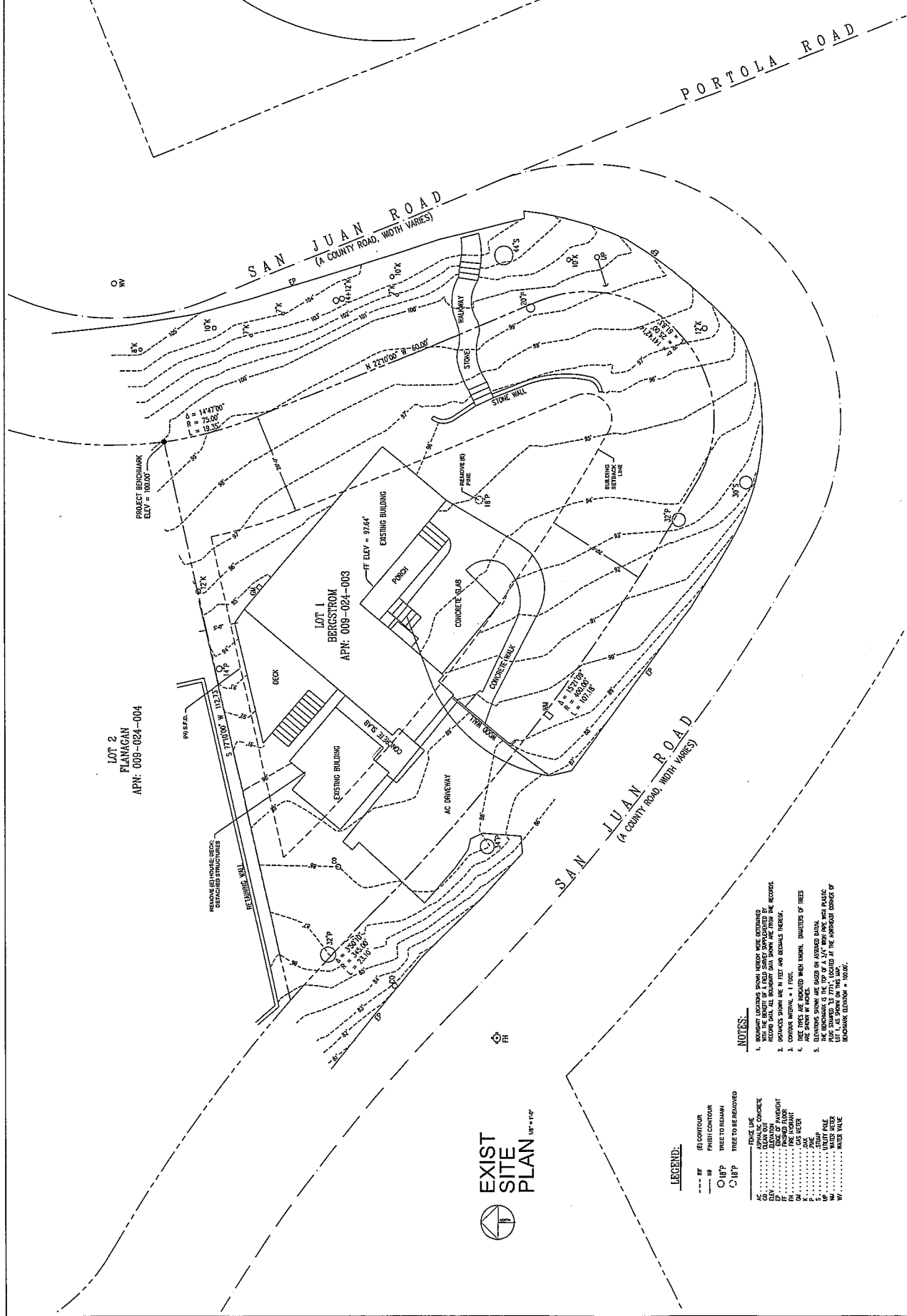
SHEET INDEX

A0.1	COVER SHEET; PROJ NOTES
A1	EXISTING SITE PLAN
A2	FLOOR PLANS; SECTION
A3	EXTERIOR ELEVATIONS
L1	FUEL MANAGEMENT PLAN
L2	CONCEPT LANDSCAPE PLAN

ABBREVIATIONS NOTES, SYMBOLS

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70	FR71	FRAMING 71	FR72	FRAMING 72	FR73	FRAMING 73	FR74	FRAMING 74	FR75	FRAMING 75	FR76	FRAMING 76	FR77	FRAMING 77	FR78	FRAMING 78	FR79	FRAMING 79	FR80	FRAMING 80	FR81	FRAMING 81	FR82	FRAMING 82	FR83	FRAMING 83	FR84	FRAMING 84	FR85	FRAMING 85	FR86	FRAMING 86	FR87	FRAMING 87	FR88	FRAMING 88	FR89	FRAMING 89	FR90	FRAMING 90	FR91	FRAMING 91	FR92	FRAMING 92	FR93	FRAMING 93	FR94	FRAMING 94	FR95	FRAMING 95	FR96	FRAMING 96	FR97	FRAMING 97	FR98	FRAMING 98	FR99	FRAMING 99	FR00	FRAMING 00
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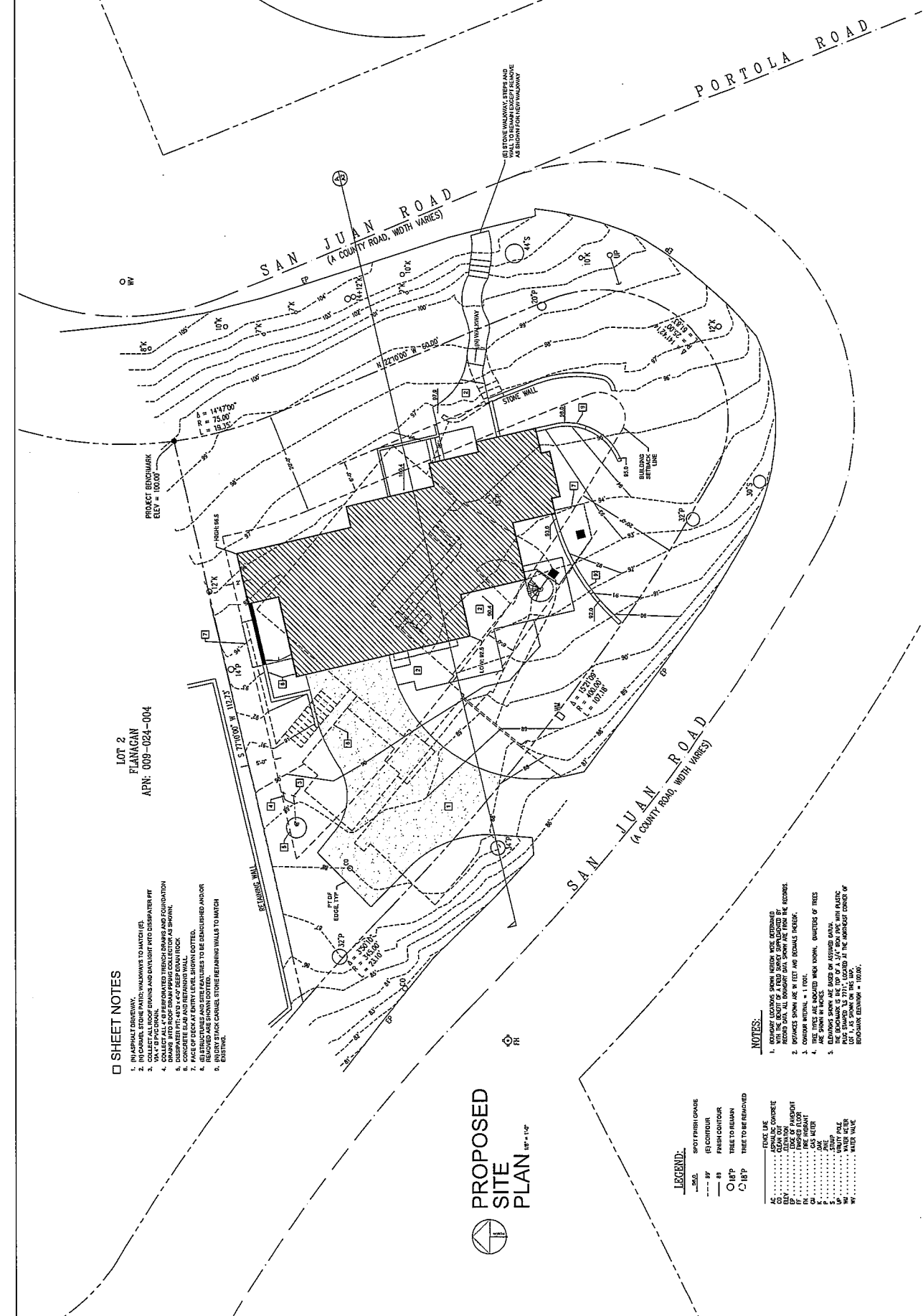
LEGEND:

- B1 CONTOUR
- - - B2 FIRST CONTOUR
- 18" P. TREE TO REMAIN
- 18" P. TREE TO BE REMOVED
- AC DRIVEWAY
- CONCRETE SLAB
- ASPHALT CONCRETE
- ELEVATION HEIGHT
- FINISHED FLOOR
- EXISTING FLOOR
- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING CEILING
- EXISTING LIGHTING
- EXISTING WATER VALVE

NOTES:

1. VERIFY ALL EXISTING CONDITIONS AND RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ALL SHOWN IN PLACE.
5. ELEVATIONS SHOWN ARE BASED ON ANCHORED BENCHMARK. BENCHMARK IS 13.771' LOCATED AT THE NORTHEAST CORNER OF LOT 1. AS SHOWN ON THIS DRAWING. ELEVATION = 108.00.





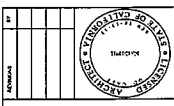
LOT 2
FLANAGAN
APN: 009-024-004

- SHEET NOTES**
1. IN ASPHALT DRIVEWAY.
 2. IN BARBER, STONE PATIO, WALKWAYS TO MATCH (E).
 3. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT DISSEMINATOR PFF
 4. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 5. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 6. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 7. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 8. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 9. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT
 10. IN BARBER, STONE PATIO, WALKWAYS AND DRIVEWAY FRT

- NOTES:**
1. ALL NOTES IN THIS DRAWING REFER TO THE ATTACHED SITE PLAN.
 2. ALL NOTES IN THIS DRAWING REFER TO THE ATTACHED SITE PLAN.
 3. ALL NOTES IN THIS DRAWING REFER TO THE ATTACHED SITE PLAN.
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 9. ALL NOTES IN THIS DRAWING REFER TO THE ATTACHED SITE PLAN.
 10. ALL NOTES IN THIS DRAWING REFER TO THE ATTACHED SITE PLAN.

**PROPOSED
SITE
PLAN**
1/4" = 1'-0"

- LEGEND:**
- S-S- SPOT FINISH CHANGE
 - BF --- FINISH CHANGE
 - (B) CONTOUR
 - FINISH CONTOUR
 - TREE TO REMAIN
 - TREE TO BE REMOVED
 - FENCE LINE
 - OPEN LOT PROPERTY
 - ELEVATION
 - ELEVATION MARKOUT
 - FINISHED FLOOR
 - FINISHED CEILING
 - GAS METER
 - SINK
 - TOILET
 - TUB
 - WATER METER
 - WATER VALVE

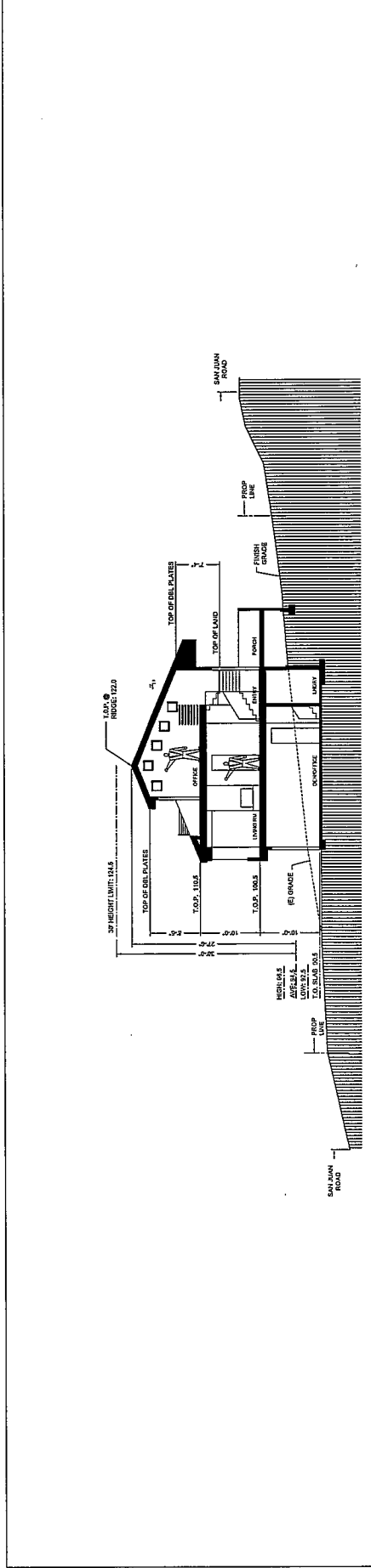


David Case
Architecture
559 MARVEL STREET #
MORNING, CA 94045
TEL: 415.464.0370
FAX: 415.464.3511

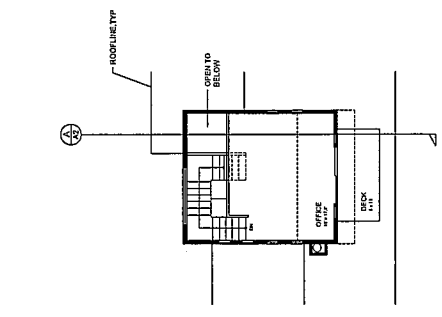
FLOOR PLANS, SITE SECTION

A RESIDENCE FOR
PAT and JILL CORRIGAN
24332 SAN JUAN DRIVE

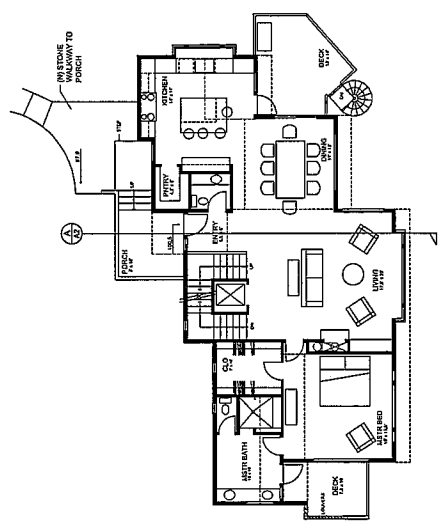
DATE: 2/15/11
SCALE:
SHEET: 7
OF: A2



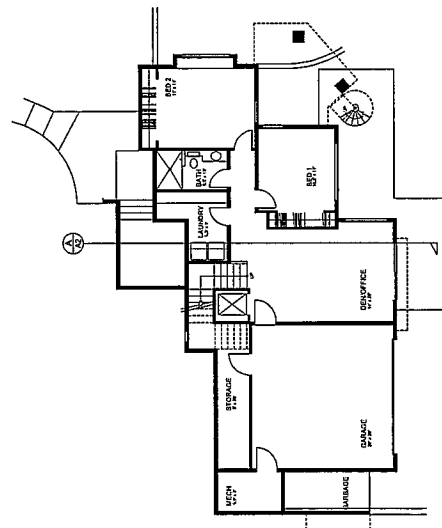
SECTION
1/8" = 1'-0"
T.O. SLAB TOP OF CONCRETE STRUCTURAL SLAB
T.O. FLOOR TOP OF STRUCTURAL FLOOR



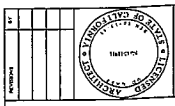
UPPER LEVEL 1/8" = 1'-0"



ENTRY LEVEL 1/8" = 1'-0"



LOWER LEVEL 1/8" = 1'-0"

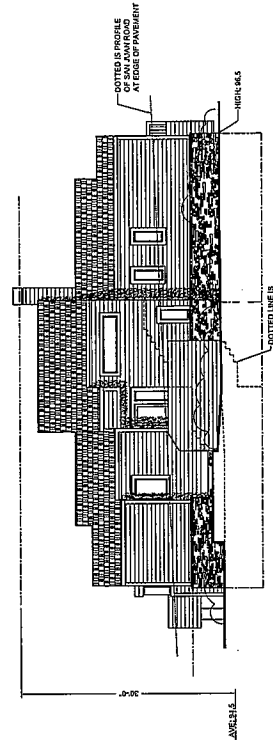


G David Case
 architect
 550 MARSHALL STREET SUITE #
 ANAHEIM, CA 92801
 TEL: 818.448.2929
 FAX: 818.448.8977

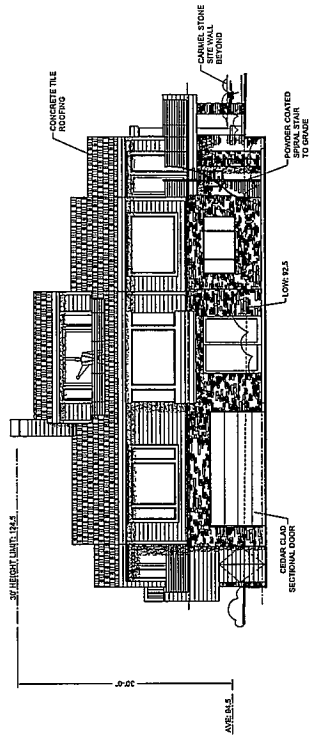
EXTERIOR ELEVATIONS

A RESIDENCE for
 PAT and JILL CORRIGAN
 24332 SAN JUAN DRIVE

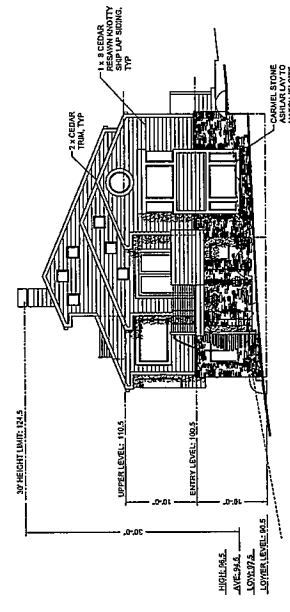
DATE:	2/28/11
SCALE:	
DRAWN BY:	
CHECKED BY:	
SHEET:	A3
	7



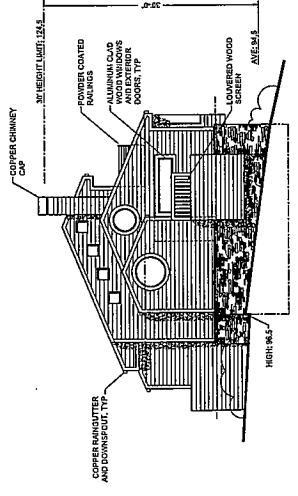
EAST ELEV 1/8" = 1'-0"



WEST ELEV 1/8" = 1'-0"



SOUTH ELEV 1/8" = 1'-0"



NORTH ELEV 1/8" = 1'-0"

CARMEL AREA

EXHIBIT C

MONTEREY

68

Pescadero Canyon

PROJECT SITE

17 MILE DR

SAN JUAN RD

PORTOLA RD

CAMINO DEL MONTE

1

CARMEL BY-THE-SEA

CARPENTER ST

JUNIPERO ST

APPLICANT: CORRIGAN

APN: 009-024-003-000

FILE # PLN100627

Water



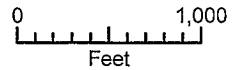
2500' Limit



300' Limit



City Limits



PLANNER: ROBINSON

EXHIBIT D
MINUTES
Carmel Highlands Land Use Advisory Committee
Tuesday, February 22, 2011

1. Meeting called to order by Peter Davis at 4:05 pm

2. Roll Call

Members Present: Davis, Hirst, Meheen, Wald, Weber,

Members Absent: Rainer, Jeselnick, Hall

3. Approval of Minutes:

a. February 7, 2011 minutes

Motion: Meheen (LUAC Member's Name)

Second: Davis (LUAC Member's Name)

Ayes: Meheen, Davis, Hirst

Noes: Ø

Absent: Rainer, Jeselnick, Hall

Abstain: Wald, Weber

4. **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.

NONE

RECEIVED

FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

5. Scheduled Item(s) – Refer to attached project referral sheet(s)

Keely Properties LLC

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

B) Announcements

NONE

7. Meeting Adjourned: 5:55 pm

Minutes taken by: HIRST

RECEIVED

FEB 23 2011

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: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: February 22, 2011

Project Title: CORRIGAN JILL

Item continued from 2/7/11 meeting

File Number: PLN100627

File Type: ZA

Planner: ROBINSON

Location: 24332 SAN JUAN RD CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 3,381 square foot three-story single family dwelling with an attached two-car garage; 2) a Coastal Development Permit to allow the removal of one Monterey Pine tree; and 3) Design Approval. The property is located at 24332 San Juan Road, Carmel (Assessor's Parcel Number 009-024-003-000), Carmel Land Use Plan, Coastal zone.

Was the Owner/Applicant/Representative present at meeting? Yes No

Was a County Staff/Representative present at meeting? Robinson (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Bill Flanigan 24333 SAN JUAN RD.	North side ✓		Home will block Morning sun, Cantilever deck and it's possible hot tub and mechanical room will disrupt privacy. Reduce height to save views
Kate Klutmeier, 24316 SAN JUAN RD.	5 houses uphill		Home is out of character for area, too large.
Richard Warren 24405 San Luis Ave	✓		House is too large, does not fit into neighborhood. Reduce size
Barbara Ehrenpreis San Luis Ave	✓		Supports the project as proposed. She sold home to Corrigan's.

Name	Site Neighbor		Suggest/Concerns
	Yes	No	
Cindy Loyd Submitted letter to County 24329 Sun Jan	✓		Height of building → too high

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)
Weber		House is too large in scale.

ADDITIONAL LUAC COMMENTS Meheer → Working within County Parameters, cannot deny on views
 Wald → Liked size of home and design.
~~Weber~~ How
 Davis → Approved changes
 Hirst → Approved changes

RECOMMENDATION :

Motion by: Meheer (LUAC Member's Name)

Second by: Hirst (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: All Present (Meheer, Hirst, Davis, Wald, Weber)

NOES: Ø

ABSENT: Ramer, Jeselnick, Hall

ABSTAIN: Ø

Corrigan Public Comment

Name

Address

William F. FLANAGAN

203 ALEXANDER AVE

LOS GATOS CA 95030

KATE KLUETMEIER

24316 SAN JUAN

Carmel

RICHARD WARREN

24405 SAN LUIS AVE

CARMEL

Barbara Ehrenpreis

3331 San Luis Ave

Carmel 93923

Lucinda Lloyd 24329 San Juan Rd, Carmel

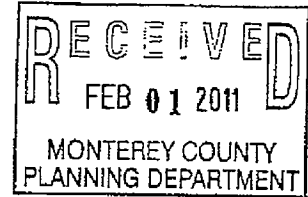
93923

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

January 29, 2010



To: Advisory Committee Members
CC: Zoning Administrator

Re: Planning project file number PLN100627

I am writing as an interested party regarding the home project at 24332 San Juan Road, Carmel, under review on February 7, 2011 at 4:00 pm.

As a resident of the neighborhood (24365 San Juan Road), I have seen many remodels and new homes in the past several years. I am not adverse to change, and I understand times and fashion trends change. However, our neighborhood by far is composed of single story homes. In the last five years, a few two-story houses have been built, but a three-story home is out of character for the area, making it look like the Manor House with the rest of us looking like the Serf huts.

If it would help, I suggest you take a drive in the neighborhood and look for yourself. I believe that you will agree with me when I say a three-story home is too much overbuilding for the area.

I teach a late afternoon class at MPC on Monday; therefore, I am unable to attend the scheduled meeting.. Thank you for considering my concern.

Sincerely,

A handwritten signature in cursive script that reads "Pat Roberts".

Pat Roberts, Owner and Resident
24365 San Juan Road
Carmel, CA 93923
831-625-3281

A large, bold, outlined stamp with the word "RECEIVED" in the center.

FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

LUAC Presentation
Feb 7, 2011

My name is Lucinda Lloyd. I am also known as Cindy Lloyd.

I was born and raised in Carmel. I have owned my home in Carmel Woods for 20 years. It is my primary and principal residence. I am a recently retired RN from CHOMP.

The site of the Corrigan's proposed home at 24332 San Juan Road is immediately east, on the downhill slope, from my home.

While some of my personal views of the ocean and forest will be eliminated, what I will miss is the blue horizon through the pines from morning till night. As the sun comes up, it turns the tree tops golden and the ocean, cobalt blue. The afternoon sun's reflection off the ocean turns the water to silver and backlights foliage, while creating an interplay of light and shadow up the hill. As the sun sets, the golden orange brilliance mutes into an afterglow of breathtaking beauty. Currently, I enjoy that magnificence from morning to night, from Pt Lobos to Pescadero Ridge.

So, too, do all the people who daily walk up and down San Juan Road. Some are with dogs, some in pairs, other solitary in their passive recreational enjoyment of our local natural beauty. Some ride bikes, some run, some walk with their children. We are fortunate, for in our neighborhood, we don't need to drive to a location to view the spectacular California coastal scenes. We can walk from our homes. And, we do.

The proposed house appears too bulky, too tall, too out of character with the neighborhood, and it will eliminate prime public views. Because it is bounded on three of its four sides by the curving roadway, it is highly visible to passersby. While not objecting to a new house on the property, it is the dimension of the house that draws notice.

The stated original intent of the owners was to build a single story home. When learning of the County's 30 foot setback on their property, which created a small, narrow footprint upon which to build, they were forced to go up. Although their intention is to excavate down 8 feet, that measurement will not be subtracted from the 30 foot height limitation. Therefore, the current plan proposes a 3 story, 3,400 square foot dwelling to replace a 1 story, 1,700 square foot structure.

To give credit to the Corrigan's, they have sited their house as far north as possible to preserve my personal view from the southern part of my front garden and living room of the main house. The view from the apartment above my garage will skim their roof ridge line. I appreciate their efforts to accommodate my views as much as they possibly can with their current plan. However, what I will lose is the horizon view and the sunlight through the trees. What I will gain is dense shadow and a dark structural outline.

By placing the house at the far northern boundary, they have created a problem for the northern neighbors. The height and bulk of the proposed house will overshadow theirs.

I have been honest and open with the Corrigans, for I like them and look forward to them as neighbors. However, I have not only stated my observation that the house appears too tall, too bulky and out of character with the neighborhood, but that the overwhelming, unsolicited response of neighbors walking by has been strongly negative.

I propose that a compromise solution be sought. If the County would voluntarily relax the setback restriction, allow for increased horizontal expansion of the home, in exchange for lowering the overall height, perhaps all parties might be able to move forward in harmony.

Otherwise, each succeeding neighbor will build higher and higher, each to gain an ocean view. Ultimately, Carmel Woods will be viewed from the west as a hillside of houses where once stood a forest.

It was of interest to read in the Carmel Area Land Use Plan, three of the four identified residential areas have lowered height limits. Carmel Point, Carmel Meadows and Yankee Point have been lowered to 18 to 20 feet tall. Carmel Woods has been left out of the overall plan. Perhaps that is because our area has only recently been discovered as desirable for its quietness, proximity to local amenities, ocean views and friendliness.

Two larger houses have been built in the past ten years nearby my home. One stood vacant for 5 years, and the other suffered a similar fate, forcing the owner into foreclosure. Neighborhood opposition did little to mitigate the proposed plans. The messages seem to be that big homes don't sell, and neighborhood input is disregarded.

Let's see what we can go to change that situation.

May I ask the neighbors who are here today to stand up. Not all of them wish to speak.

Additionally, may I present a copy of a petition that has drawn support in just a few short days.

Thank you very much.

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

We, the undersigned, strenuously urge preservation of our valuable Carmel Woods asset: the **magnificent public view** from San Juan Road of Point Lobos, the Pacific Ocean and Pescadero Canyon. We are fortunate to enjoy our amazing natural beauty. We witness the interplay of light and shadow on the forest from dawn to day's end. The spectacular sunsets and stunning, colorful horizon afterglow are framed by tall Monterey Pines and native Coast Live Oaks. This treasure could soon become mere memory.

The proposed project at 24332 San Juan Road appears out of character with our neighborhood. Due to the property configuration, it will be viewed from three of its four sides. The bulk and height will create a negative visual impact, as well as blocking significant public views.

We urge a compromise solution that will maintain the public view while offering redesign opportunity to the property owner without incurring negative financial impact or significant project delay.

Print Name	Signature	Address
Pat Roberts	<i>Pat Roberts</i>	24365 San Juan Rd
MARGARET RENAULTS	<i>Margaret Renault</i>	24358 San Juan Rd.
Pat Lowell	<i>Pat Lowell</i>	24419 SAN JUAN Rd.
Robert Shuler	<i>Robert Shuler</i>	24434 San Juan Rd
BARB & TERRY EGANO	<i>[Signature]</i>	24454 SAN JUAN Rd.
JOSEPH YASCO	<i>J. Yasco</i>	24368 SAN JUAN RD.
Francis M. Gilbreath	<i>Francis M. Gilbreath</i>	24391 San Juan Rd.
JM Gilbreath	<i>JM Gilbreath</i>	24351 San Juan Rd 93923

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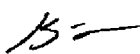

FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
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Print Name	Signature	Address
Kevin Mahoney		24331 San Juan Rd Carmel CA 93923
Anna Williams		24329 San Juan Rd Carmel, CA 93923

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

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We urge a compromise solution that will maintain the public view while offering redesign opportunity to the property owner without incurring negative financial impact or significant project delay.

Print Name Signature Address

RICHARD WARREN, *[Signature]*, 24405 SAN LUIS AVE, CARMEL WOODS, CA. 93923
Barbara Warren, *[Signature]*, Barbara Warren, 24405 San Luis Ave. Carmel Woods, CA. 93923
John R. Kemole, *[Signature]*, 24324 SAN JUAN RD. Carmel Woods, CA. 93923
Albie Driggins, *[Signature]*, 3536 Travis Way Carmel 93923
Robert Bogen, *[Signature]*, 24561 Portola Rd 93923
Randell Kent Bishop, *[Signature]*, 24561 Portola Rd Carmel 93923

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Received 2-10-11

KATHERINE BUCQUET
24398 Portola Ave.
Carmel, CA 93923
831-624-0457
831-624-0471 Fax

February 10, 2011

To: Members of LUAC for Carmel

I am writing this letter to add my voice to those of my fellow neighbors in protest of the scale, mass, height and size of the proposed residence at ~~24328~~ San Juan Road, Carmel Woods. This property is just around the corner from my ³² residence, listed above.

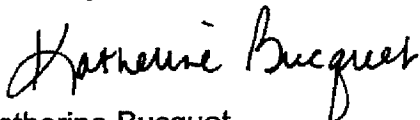
I have owned my property for 13 years and it is my permanent residence. I expect to be here until I am carted out feet first.

While most remodeling projects that have occurred in our neighborhood have been thoughtful and have artistically blended with the neighborhood character, this proposal is not only out of character, but will adversely affect our quality of life. As has been pointed out, its density and mass will impede views (although not mine) and have a negative impact on existing trees and vegetation and it is out of scale with other residences in Carmel Woods.

I am grateful that the property was purchased and will be renovated because it has been a neglected eyesore for many years. However, I would prefer a falling down shed to the behemoth that is planned. Surely a visual inspection by the committee will confirm the inappropriate design for our area. We would welcome your on site review and discussion with any of us. If you come, be sure to view the property just next door to the north, which was recently remodeled in a thoughtful and appropriate manner.

Please do not allow this project to go forward with its proposed plan. Thank you for your consideration.

Sincerely,


Katherine Bucquet

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Beth Robinson

3245 San Lucas Road
Carmel, CA 93923
831-625-3810
beth@bethrobinson.com

February 15, 2011

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FEB 23 2011

TO: Land Use Advisory Committee
FROM: Beth Robinson
RE: Proposed home at 24332 San Juan Road

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Dear Committee Members:

As a current resident and former owner of property in the Carmel Woods, I would like to state my displeasure with the proposed house at 24332 San Juan Road. The proposed house is not in keeping with the neighborhood that is primarily smaller homes of one and two stories.

There are certainly examples of houses that were allowed to be built and have changed the nature of the neighborhood (i.e. the house at the corner of San Marcus and San Juan) and it is the hope of the neighbors that you will not allow this travesty to happen again.

We who live in Carmel Woods do so for its natural beauty and sense of individual privacy and peace. To see our beloved "Woods" become another "Golden Rectangle", where monster houses, often referred to as "McMansions", are built check to jowl is not a happy thought.

Several of the neighbors are getting together to form a committee that will attempt to have the 30' height regulation brought down to the 18' level, prevalent in other areas. We realize this will not benefit our current struggle with 24332 San Juan Road but it is our hope that you will look at all the mitigating issues and use your authority to deny the three stories of the proposed house.

The owners of the house certainly have a right to tear down and rebuild but to double the size of the house and make no effort to get a variance on the 20' (or is it 30?) setbacks seems to be a bit arrogant and unresponsive to the community.

Please help us save the beauty of Carmel Woods.

Respectfully,



Beth Robinson

**Carmel Unincorporated/Highlands
Land Use Advisory Committee**

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FEB 23 2011

ATTN: Delinda Robinson, Project Planner

**Project Name: Corrigan, Jill
File Number: PLN100627
Project Location: 24332 San Juan Drive, Carmel
February 15, 2011**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

-We are proposing to build a 2806 sq ft home in the Carmel Woods residential community. We have designed this home well within the parameters of the building guidelines set forth by the County and believe this design blends well with the area's natural scenic character. The coverage of this home is 963 sq ft LESS than what is allowed. We are also well under the 30' height limit. Seventy percent of the total roofline is 7 ½ ft. BELOW the height limit, with an overall weighted average 6ft. 8 inches BELOW the allowed limit.

-Because of the 20' set-backs on three sides of the property, the building envelope for this lot is extremely limited. We have discussed with our County Planner about the possibilities of obtaining a variance for this property. She suggested that it would not be a feasible request because of how the lot is situated, and would very likely be denied. This has left us with the option of building a two story home, with a small third floor room. Because of the slope of the land, much of the first floor will be built into the side of the land. This will give the visualization of a smaller home. We have also stair-stepped the roof line to break up the elevations.

- In addition, we are proposing to remove one diseased over grown pine tree from the property. I believe the neighbors would agree that this tree poses a health risk to the neighborhood. The removal of this tree will open up the view and allow more sunlight to the adjacent homes. There is another overgrown diseased tree on county property that we are also requesting be removed. The remaining trees of the property have been neglected for a very long time. We appreciate the privacy they offer, but they need to be maintained and cared for properly, which we intend to do.

-Parking seems to be issues in this neighborhood, and nobody likes cars parked out on the street. To alleviate this problem, we added extra space in the driveway and extra parking for our guests.

-In wanting to keep in the character of the natural setting of the neighborhood we spent a lot of time walking the property, as well as the neighborhood. It is a very eclectic neighborhood with modest bungalows built many years ago, and many newer larger homes, including the newly remodeled three-story home right next door. A lot of thought and compassion went into planning our home. We believe in sustainable building and plan to recycle as many of the materials from the existing dilapidated structure that we can salvage. In keeping with the natural ambiance of the neighborhood, we have selected natural materials and colors of wood and stone. We plan to carry the existing Carmel Stone pathways and rock walls throughout the design of the landscaping and the home. This home has been designed with many "green" features, making it low consumption and eco-friendly. Universal Design elements have been incorporated giving the home open accessibility.

-This is not a "mega house", nor does this home block the view of Point Lobos from any of our neighbors. It is a well planned, moderate home which fits in with the neighboring homes and community. We understand that change is hard for some people. However, we hope that our neighbors appreciate us removing the old tired structures and replacing them with an environmentally friendly home which will increase the value and visual aesthetics of this neighborhood. We have met with Cindy Lloyd (Neighbor to the East) and spoken with the Flanagan's (Neighbors to the North) on several occasions. We have welcomed there constructive input and have made several modifications to the home.

We hope that you will see this home as a well thought-out design which blends with the natural surroundings and unique character of Carmel .

Respectfully,
Jill and Patrick Corrigan

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FEB 23 2011

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Received 2-16-11

February 16, 2011

Re: 24332 San Juan Road, Carmel Woods, CA 93923
Project File # PLN100627.
Applicant: Jill Corrigan

Dear Land Use Area Committee members,

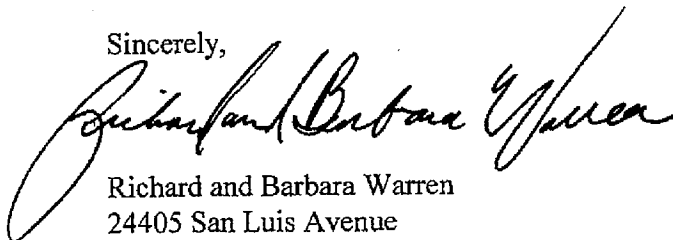
We are writing to express our dissatisfaction with the applicant's proposed single family home on the above referenced site. Having attended the recent LUAC February 7, 2011 hearing at the Carmel Highlands Fire Station, we heard both the applicant and her architect articulate their plan for a new three story home on the site that we believe is wholly out of character with the Carmel Woods neighborhood.

We believe this project, if built, would be highly visible from three of the four sides of the property, and with its massive bulk and height, would greatly reduce the light, sense of space and openness that we enjoy in Carmel Woods. The project would establish a dangerous precedent for similar projects of size/height/mass, and we want to stand firm against this possibility.

Carmel Woods residents have long enjoyed the beauty, tranquility and views by respecting the character of the area and building homes that fit in with nature. We have a community here on the hill in large measure due to our respect for each other, and the natural bounty we share.

We encourage you to acknowledge public sentiment against the mass of this project and require the applicant to scale back the height and mass of the project to better fit the character of Carmel Woods. In no uncertain terms, the future of our neighborhood depends on your wise judgment.

Sincerely,



Richard and Barbara Warren
24405 San Luis Avenue
Carmel Woods, CA 93923

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Lucinda "Cindy" Lloyd, 24329 San Juan Road, Carmel, CA 93923

Land Use Advisory Committee
Carmel Unincorporated/ Highlands

Project File Number: PLN100627
Project Name: Jill Corrigan
Project Location: 24332 San Juan Rd, Carmel

February 18, 2011

Dear Land Use Advisory Committee Members,

Thank you for your thoughtful consideration of the above referenced project at your February 7, 2011, meeting.

Since that time, neighborhood interest in, and concern about, the proposed house plan has increased. More neighbors have commented about the negative impact the house will make on the overall character of Carmel Woods.

While recognizing the benefit of a new house replacing the neglected bungalow currently on the property, the proposed plan fails to rest with sympathy upon the land. Its height and mass incongruously clash with the homes in the area. While it technically meets the parameters set by County regulation, it appears to be out of character with the more modest residences of our neighborhood. Its unique location makes it highly visible.

The most recent residential remodel, to the north of proposed project, managed to maintain the Carmel Woods character while increasing its height and square footage.

Unfortunately, the infamous "yellow house" built at the corner of San Marcos and San Juan Roads, has negatively impacted our neighborhood. While vigorously opposed by the neighbors, including an on-site meeting with the County Planning Department, builder and architect, a walk around the neighborhood to view comparative homes, a petition, letters and attendance at agency meetings in Salinas, the only modification to the plan was lowering of the tower by twelve feet. The house remains an eyesore and a reminder of what is not in character with Carmel Woods.

Therefore, I urge the committee, the architect and the client to seriously reconsider the height of the proposed plan. I understand the set-back constraints which determine a design challenge, but believe that creativity can overcome the obstacles.

Sincerely,



Lucinda "Cindy" Lloyd

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FEB 23 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

To: Land Use Advisory Committee
From: Kate and Jorn Kluetmeier
24316 San Juan Road
Carmel CA 93923

February 22, 2011

We are homeowners at 24316 San Juan Road, five houses uphill (north) of the proposed remodel at 24332 San Juan Road.

We also remodeled a home and enlarged its size. The 1100 square foot home we bought in 1998 now has 2200 sq ft of living space (not including the garage). When planning our remodel, we took care to maintain the casual, woodsy style prevalent in the neighborhood in our design. We set the home into the slope of the property, allowing for a low profile from the street.

It is our opinion that the proposed remodel under discussion is out of character for our neighborhood and negatively impacts public views. Its large size and three story height is intrusive to views and to our neighborhood style.

Our section of Carmel Woods has many pedestrians, including us, who regularly enjoy walking the streets, enjoying the lovely views, trees, and the warm, friendly feel. People wave, say hello, get to know each other. We believe that the informal architecture and the size and low heights of the homes here encourage this neighborhood ambience.

Neighbors help each other, maintain their properties, even help maintain public areas.

We are aware that there are one or two larger homes that have been recently built here, but ask you not to use these exceptionally out of character examples as a basis for approving more of the same. We care about our neighborhood and hope that you will help us maintain its special character.



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MONTEREY COUNTY
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INSPECTION DEPT.

Land Use Advisory Committee,
Carmel Unicorporated/Highlands

Re: Project File No: PLN100627
Project Name: Corrigan, Jill
Project Location: 24332 San Juan Rd, Carmel
Project Planner: Delinda Robinson

Objector: IAN McPHAIL
24325, San Juan Rd

My wife and I own and live in a 2500 square foot house at the above address, about 100 yards from the project. This has been our only residence for 24 years. The project owner proposes to build a 3400 square foot house on a footprint which is too small to support that size house, without negatively impacting the neighborhood. Carmel Woods is a charming residential area, which deserves the right to maintain its character.

If the project owner wanted to build a 3400 square foot house, she should have bought a much larger lot with a much larger building footprint, thereby allowing her and her husband to put most of their building area on the ground floor, and avoid the need to build to almost 30 feet above the ground.

I strongly suggest that the project owner take off the third(top) floor, which would reduce the height of the building significantly, while still leaving all the necessary living space intact. Making the first floor level with the present garage would allow an additional reduction in height.

I submit that the project owner should be limited to a much smaller house, consistent with the character of the neighborhood.

Sincerely, IAN McPHAIL.



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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, February 7, 2011

1. Meeting called to order by Peter Davis at 4:05 pm

2. **Roll Call**

Members Present: Hurst, Davis, Meheen, Jeselnick, Rainer

Members Absent: Hall, Weber, Wald

3. **Approval of Minutes:**

A. December 6, 2010 minutes

Motion: Davis - approval (LUAC Member's Name)

Second: Jeselnick (LUAC Member's Name)

Ayes: 4 - Davis, Meheen, Jeselnick, Rainer

Noes: None

Absent: Hall, Weber, Wald

Abstain: None

b. January 3, 2011 minutes

Motion: Jeselnick to approve (LUAC Member's Name)

Second: Davis (LUAC Member's Name)

Ayes: 4 - Jeselnick, Davis, Hurst, Rainer

Noes: None

Absent: Hall, Weber, Wald

Abstain: None

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MUNTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

4. **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.

None

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

1 scheduled item - Jim Corrigan

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

- B) Announcements

Feb. 22nd meeting for Tues. at 4:00pm.

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MONTEREY COUNTY
PLANNING & BUILDING
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7. Meeting Adjourned: 5:45 pm

Minutes taken by: B. Rairun, Secty.

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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FEB 16 2011

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **February 7, 2011**

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Project Title: CORRIGAN JILL
File Number: PLN100627
File Type: ZA
Planner: ROBINSON
Location: 24332 SAN JUAN RD CARMEL

Project Description:
Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 1,722 square foot one-story single family dwelling with an attached one-car garage and the construction of a 3,381 square foot three-story single family dwelling with an attached two-car garage; 2) a Coastal Development Permit to allow the removal of one Monterey Pine tree; and 3) Design Approval. The property is located at 24332 San Juan Road, Carmel (Assessor's Parcel Number 009-024-003-000), Carmel Land Use Plan, Coastal zone.

Was the Owner/Applicant/Representative present at meeting? Yes No
Cat. architect. Mrs. Corrigan owner

Was a County Staff/Representative present at meeting? Anna Quenza (Name)

PUBLIC COMMENT:

	Name	Site Neighbor?		Issues / Concerns (suggested changes)
		YES	NO	
1.	Lucinda Lloyd - San Juan Rd.	✓		Too bulky, too tall, out of character for neighborhood. Suggest lowering
2.	Bill Flanagan 24333 San Juan Rd	✓		Beyond what is appropriate for this neighborhood. Suggest remodel
3.	Michelle Littell 24671 Dolores		✓	Walks dog neighborhood. Shocked at height and mass of proposed project.
4.	Richard Warren 24405 San Luis Ave		✓	Destroys atmosphere of community. Concern for mass and height. Should excavate and lower over all height.

PLN-100627, Corrigan (cont.) Feb. 7, 2011
Public Comment cont.

5. Joanne Mc Carthy & Will McCarthy
Have owned property in this location
for over 24 yrs. All homes in neighbor-
hood when they purchased their
home were only two story homes.

6. Beth Robinson (renter) 3245 San Lucas
Encourages applicant to redesign
to save views for neighbors. Consider
variances for set back of 20 ft.
on two front yards.

7. Jannel McQueen - 24368 San Marcos Rd.
Concern for loss of neighborhood character
with massive project and loss of
views.

8. Two letters submitted during the LUAC
review of the Corrigan project listed 20
persons who signed ^{a petition} in opposition to this
project. Retaining views and character
for this immediate neighborhood were
the main focus of concern.

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

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)
Concern for 13% increase of present coverage.	CALUP - general Policies 2.2.3. #1 and #6.	
Massive look when building to 30 ft. height.		Reduce height by additional excavation to lower overall height.
Neighborhood compatibility an issue		Modify plans for siting.
Neighborhood loss of views an issue	CALUP - 2.2. Visual Resources 2.2.1 Overview	

ADDITIONAL LUAC COMMENTS

LUAC members were pleased at proposed materials to be used on exterior of this house - rustic in character stone and wood, and retention of some existing stone pathways to street.

No lighting plan submitted, but lighting on two second and third storey decks must be downcast and sensitive to neighbors homes.

RECOMMENDATION:

Motion by: McHeen - motion to continue to next meeting on Feb. 22nd. to consider reducing height & mass. (LUAC Member's Name)

Second by: Jessnick (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: Time for Owner to consider lowering height reducing mass, and lower entire house at garage level by further excavation.

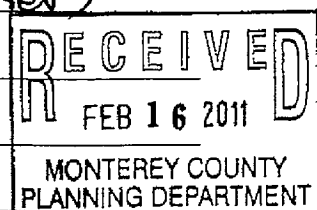
Continued to what date: None

AYES: 5 (Hirst, Davis, McHeen, Jessnick, Rainer)

NOES: None

ABSENT: Weber, Wald, Hall

ABSTAIN: None



PUBLIC SIGN-IN SHEET

LUAC _____ Mtg Date _____

Identify which LUAC

NAME (Please print below) ADDRESS (Please print below) PROJECT NAME

Michele Giffell 24671 Delores Jill Carrigan

Richard WARREN 24405 San Luis Ave. " "

Beth ROBINSON 3245 San Lucas "

Jamael McQueen 24368 San Marcos Rd "

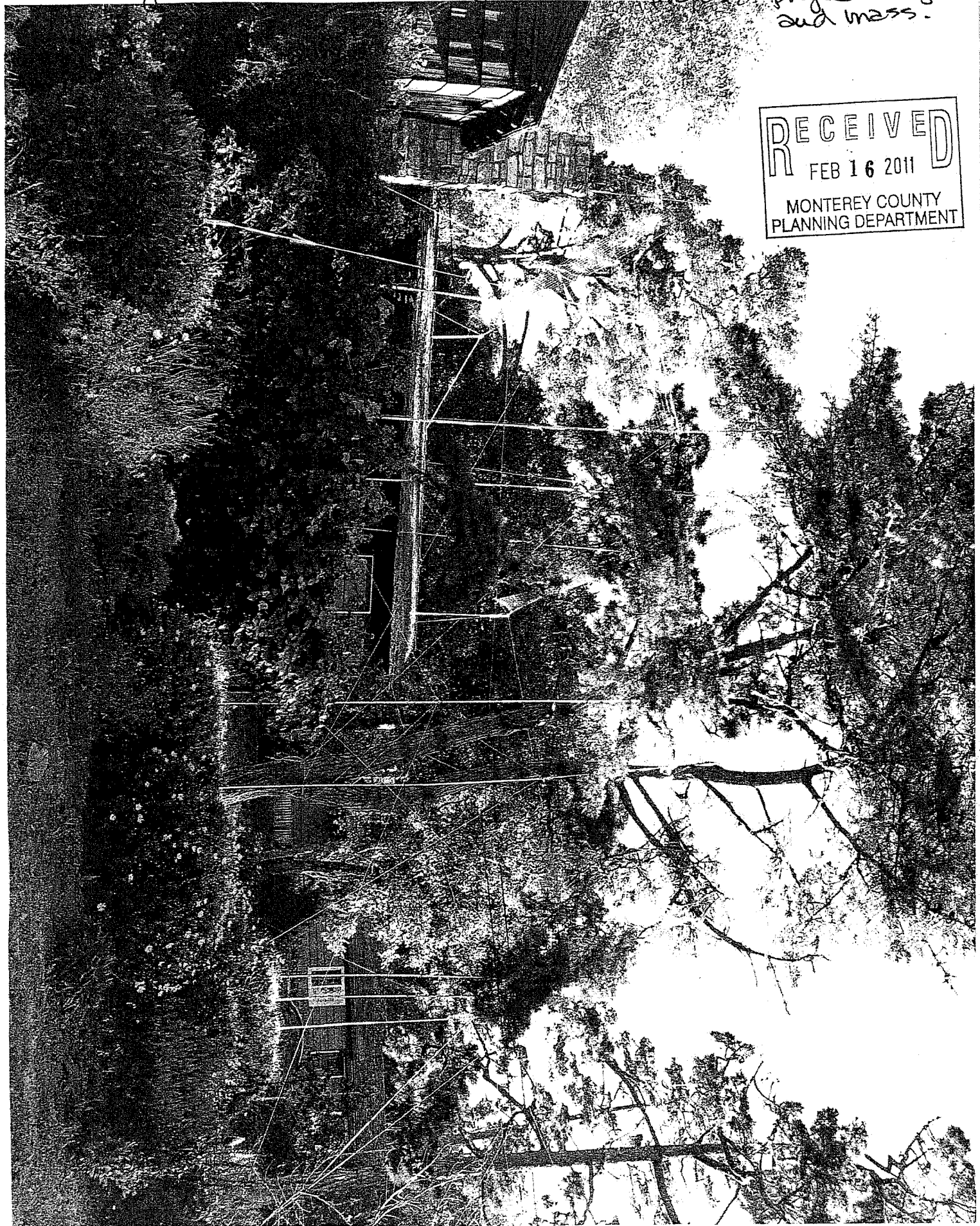
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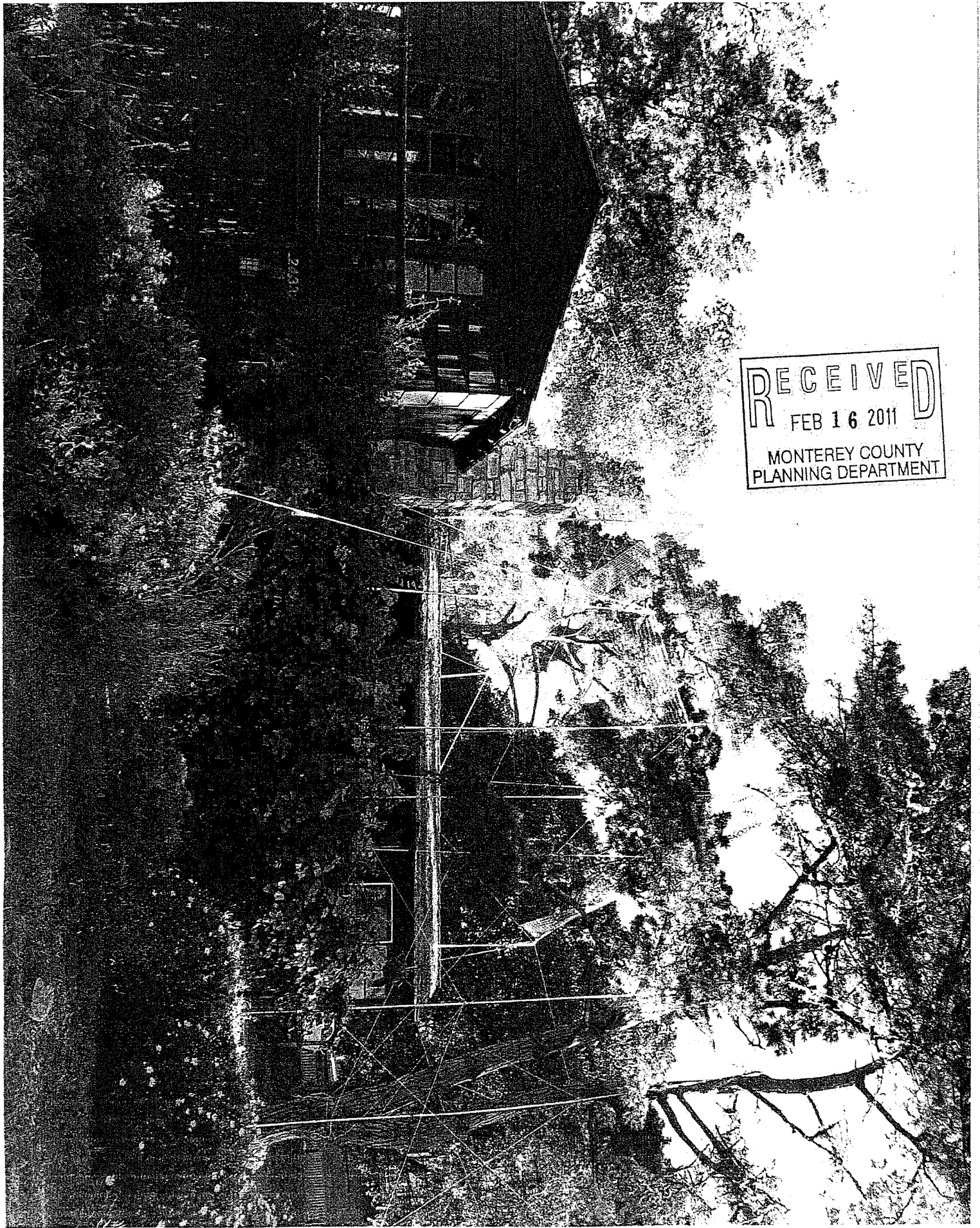
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MONTEREY COUNTY
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INSPECTION DEPT

2 Photos submitted on 2-7-11 for LUAC review
of PLN 10062T (Cornigan) Photo shows led netting for
proposed project height
and mass.

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PLANNING DEPARTMENT





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MONTEREY COUNTY
PLANNING DEPARTMENT

Recd. 2-7-11
at review of project
by LUAC.
DR.

Lucinda "Cindy" Lloyd
24329 San Juan Road
Carmel, CA 93923
(831) 624-8422

Land Use Advisory Committee
Carmel Unincorporated/Highlands
168 Alisal St. 2nd Floor
Salinas, Ca 93901

Attention: Delinda Robinson

Reference: Project File Number: PLN100627
Project Name: Corrigan Jill
Project Location: 24332 San Juan Rd, Carmel
Project Planner: Delinda Robinson
Area Plan: Carmel Land Use Plan

Attached: Excerpts from Carmel Land Use Plan/Local Coastal Program

February 1, 2011

Dear LUAC Members,

I own the property at 24329 San Juan Road, directly to the east of the identified project. I have owned my property for 20 years. It is my permanent and primary residence.

My concerns about the proposed project are its size, height, mass effect, lack of consideration for the character of the neighborhood, but most importantly, its obliteration of the public views west to Point Lobos, the Pacific Ocean and the horizon northward to Pescadero Ridge.

The identified property will be viewed from three of its four sides, as the road curves around it. Due to that feature (the 10 foot road easement, plus the 20 foot setback from the easement), it has created a narrow footprint upon which to locate a residence. Therefore, the owners original stated intention to construct a single story house has resulted in their plan to build up as far as 3 stories, causing consternation among local residents of our neighborhood.

My personal view of the horizon from Point Lobos to Pescadero Ridge will be eliminated. However, more importantly, it will eliminate that view for the many people who daily use San Juan Road for passive recreation.

From early morning to nightfall, there are walkers who stop to enjoy the distant views, remarking on the beauty of the vista. Dawn's early sunbeams illuminate the tall tree tops,

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turn Point Lobos golden and the ocean, cobalt blue. The afternoon sun reflects silver off the ocean, backlighting foliage in preparation for the final splendor of sunset. The blaze of orange as the sun sinks below the horizon is followed by an afterglow of incredible beauty, lasting long after the sun has gone. The changing horizon colors through the pines and oaks is magic.

The residents of the proposed project will enjoy the unbroken view from Point Lobos to Pescadero Ridge, while those who have savored it for years, will be deprived of it forever. Once a public view is gone, it disappears for eternity.

The shadow cast by the proposed project will be extensive and dense. Not only will it affect the neighbor to the north, but the oaks, understory growth and roadway to the east. Where once the interplay of light and shadow were enjoyed, darkness will prevail.

Recently, the neighbor to the north of the proposed project modified an existing house, adding a third level. It was done with sensitivity and consideration of the neighbors, the neighborhood and all who enjoy the views as they walk by. The home maintained consistency with the character of the neighborhood.

With cooperation by all parties and agencies involved, a compromise solution could be found. It could achieve a home the owners desire, preserve the public view and lessen the visual impact upon the neighborhood, as well as that of the near neighbors to the north and east of the project.

If County Planners would be willing to voluntarily compromise on the setback requirements, allow the building to extend beyond the current limitations in exchange for reducing the height of the proposed project, it would be welcomed by the neighborhood. There is no objection to a new home being built. The objection is the impact it will have on the neighborhood. With mutual cooperation, the Corrigan's, the County agencies and the neighbors can find common ground to achieve a compromise consistent with the Carmel Land Use Plan and preserve the public views.

Noteworthy in the Carmel Land Use Plan and the Local Coastal Program are building height reductions on Carmel Point, Carmel Meadows and Yankee Point. The area of Carmel Woods has not enjoyed the same consideration. Is it up to local residents to initiate a change, or to the planners who have years of experience and wisdom?

Attached are excerpts I gleaned from the Carmel Land Use Plan to support the position regarding public viewshed. It is with sincere hope that I request consideration of these points as they pertain to the proposed project.

Sincerely yours,



Lucinda "Cindy" Lloyd

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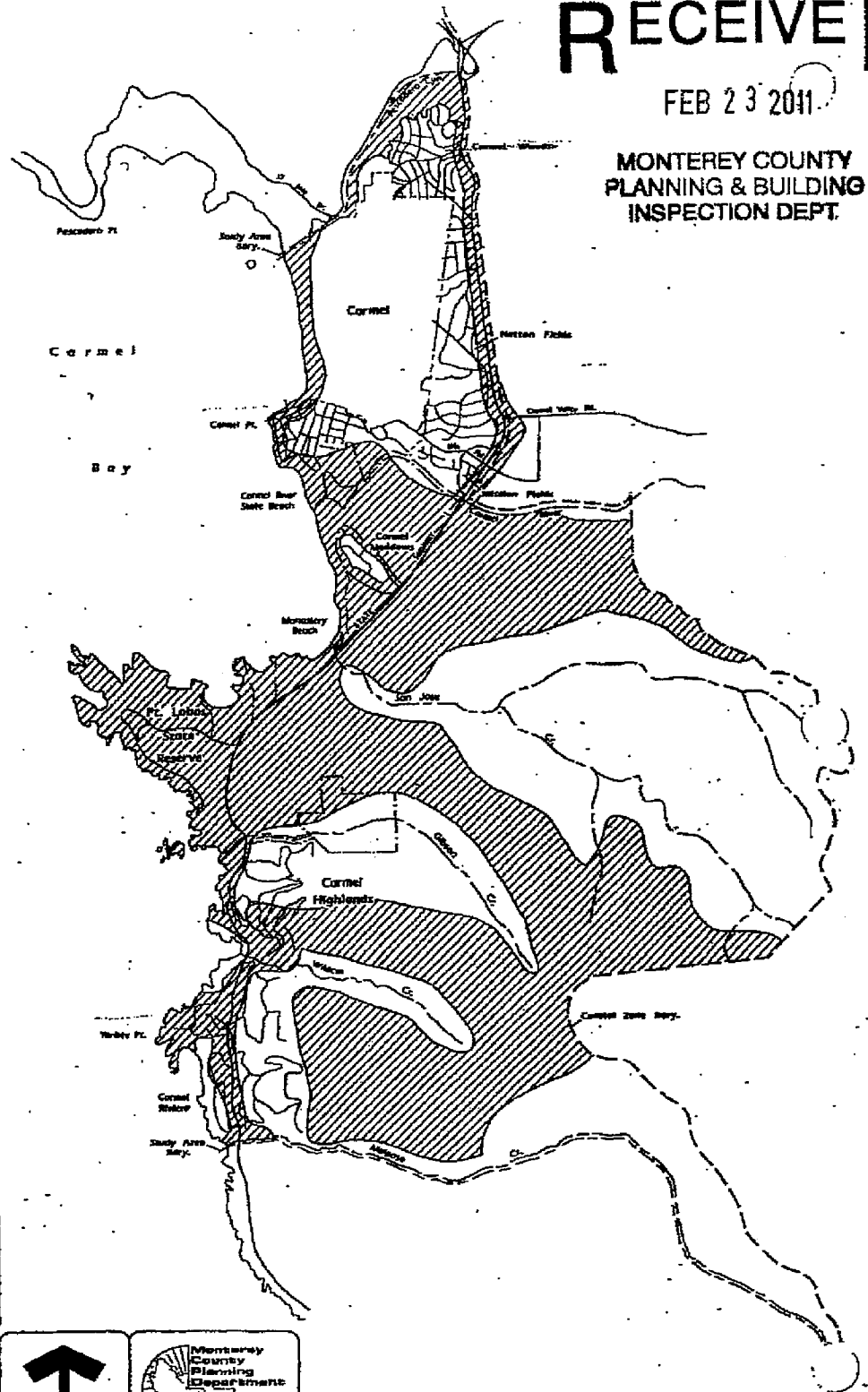
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MAP A

ILLUSTRATIVE ONLY

 **VIEWSHED - As Seen From:**
• Highway 1 corridor and turnouts
• Scenic Road
• Public lands, within the Carmel segment, and Carmel City Beach

Source: Monterey County Planning Department, 1980.

CARMEL AREA
SCENIC ROAD PROGRAM
GENERAL VIEWSHED



Scale: 1:25,000 (approx. 25 miles per inch) © Monterey County, 1980. Dec. 1979

Rec'd. 2-7-11
Review of project
by LUAC:
Submitted by
Lucinda Lloyd
during review
of Carrigan
project.
(PLAN 100627)

**Excerpts from the Carmel Area Land Use Plan
Local Coastal Program
April 14, 1983**

The Carmel Coastal Segment of the Land Use Plan extends from Pescadero Canyon in the north to Malpas Creek in the south.

The Carmel Area is bounded by Pescadero Canyon to the north and Carmel River to the south and includes all the unincorporated area west of Highway 1.

Existing visual access from scenic viewing corridors (e.g., Highway 1, Scenic Road, Spindrift Road, Yankee Point Drive) and from major public viewpoints, and future opportunities for visual access from the frontal ridges east of Highway 1 should be permanently protected as an important component of shoreline access and public recreational use.

Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources

In the viability of our Carmel Area, clean air, clean water, low noise level, and open space are all important factors. **But probably most important to most people is quality. It is with them every hour, every day.**

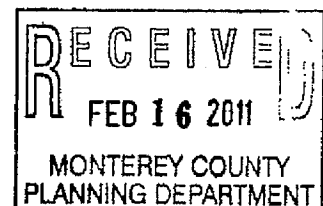
The common goal for the Carmel area must be that any future development blend with and be clearly subordinate to the natural scenic character. In considering developments, a standard of "minimal visibility" will subordinate those developments to the existing natural grandeur.

The quality of experience offered by the Carmel coast should have precedence over the number or extent of any permitted uses, whether residential, recreational, or commercial. Any new development should complement the area and be compatible with the objective of careful resource protection and conservation. Conflicting uses should not be introduced. The achievement of these goals must involve restraint and continued responsibility. **Both public and private interests will be best served by the continued preservation of the unique natural and cultural resources that make the Carmel coast a scenic jewel.**

The policies that follow are intended to guide the use and enjoyment of the coast and to afford a reasonable degree of protection for the natural resources of the area.

Monterey County has been a leader in the area of scenic protection.

In some cases, this scenic encroachment has been caused by poorly sited, or inadequately designed homes which failed to blend with the surrounding natural landscape.



Protection of the Carmel area's visual resources may be one of the most significant issues concerning the future of this area.

To protect the scenic resources of the Carmel area in perpetuity, all future development within the viewshed must harmonize and be clearly subordinate to the natural scenic character of the area.

Structures shall be subordinate to and blended into the environment, using appropriate materials to that effect. Where necessary, modification of plans shall be required for siting, structural design, color, texture, building materials, access and screening.

Structures located in the viewshed shall be designed so that they blend into the site and surroundings. The exterior of buildings must give the general appearance of natural materials (e.g., buildings should be of weathered wood or painted in "earth" tones).

The height and bulk of buildings shall be modified as necessary to protect the viewshed.

In order to provide for more visually compatible structures, the **height limit in the Carmel Point Area should be limited to a maximum height of 18 feet** from the natural average grade. To ensure protection of the viewshed, the maximum height of structures located in the **Carmel Meadows area**, including the Portola Corporation and Williams properties, **shall be limited to 18 feet** measured from natural average grade.

Single-family residences comprise a major developed land use on private land.

Residential use is presently concentrated within three distinct subdivided areas comprising a total of 1,290 acres: **the City of Carmel vicinity, Carmel Meadows, and Carmel Highlands-Carmel Riviera.**

City of Carmel vicinity -- **Carmel Woods, Hatton Fields, Mission Fields, Mission Tract, and Carmel Point** -- are more urbanized in character. They have substantially higher densities and smaller average parcel sizes.

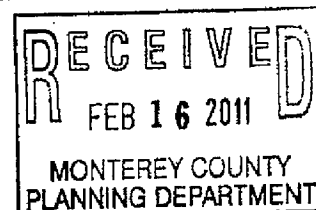
These areas are used primarily for passive and low-intensity recreational pursuits including:

...**sightseeing,**

...also popular for **walking, jogging, and bicycling.**

...the threat to the character and integrity of existing communities

This theme is to provide and encourage public recreational use and enjoyment of the California coast,



This visual quality must not be diminished. The common goal for the Carmel area must be that any future development blend with and be clearly subordinate to the area's natural scenic character.

Recreation on the plan map shall be limited to passive and low-intensity day-use recreational and educational activities.

The Carmel Woods area should continue to be developed to the extent that site and resource protection constraints allow.

Future land use planning should be compatible with the goal of **retaining visual access.**

Visual access should, where appropriate, be enhanced through the development of scenic overlooks

Structures and landscaping hereafter placed upon land on the west side of Highway 1 shall be sited and designed to retain public views of the shoreline...seaward of the Highway.

The area of review concerns conformance to the policies of the plan contained in the Development and Land Use and Resource Management sections. **In particular, the proposed project must fully meet the objectives, policies, and standards for natural resource protection. If the proposal is not consistent with these policies, it shall not be approved even though it may be consistent with land use designations for the area.**

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INSPECTION DEPT

Recd. 2-7-11
at public LUAC review
BR

William & Barbara Flanagan
203 Alexander Ave.
Los Gatos, Ca 95030
Ph.408.395.5145

February 1, 2011

Carmel Unincorporated/Highlands
Land Use Advisory Committee
168 Alisal St. 2nd Floor
Salinas, Ca 93901
c/o Delinda Robinson

Ref: Project File#: PLN100627
Project Title: Corrigan Jill
Project Location: 24332 San Juan Rd. Carmel
Project Planner: Delinda Robinson
Area Plan: Carmel Land Use Plan
Carmel Land Use Plan Excerpts (Attached)

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Dear Committee Members,

We own the property at 24333 San Juan Rd. just to the north of the subject property APN 009-024-003-000, and we strongly object to the massive and inappropriate size of the proposed building on said property.

The scope of the project is far beyond what would be appropriate for the neighborhood. The height of the structure blocks the viewshed from Point Lobos to Pebble Beach as one walks down San Juan Road. It is my understanding that the structure is 28' high and the Carmel Land Use Plan under Sec: 2.2.5.2 specifies 26'. However even at 26' a three story structure on this lot is aesthetically inappropriate.,

From an overall community point of view this structure does not meet the aesthetic intent of the Carmel Land Use Plan. Ref: Sec 1.4 pg. 21.

From a personal point of view, as the neighbor to the north, the proposed structure will completely block the morning sun from our patio, living room, and kitchen, especially during the winter months. In addition due to the positioning of the structure on the lot we will be looking at a massive wall just 5' from our lot line and have a cantilevered hot tub porch just 3' from the lot line. (Note: We are unable to tell where the west roof line will be due incomplete flagging.) Please understand we do not expect the new structure to be a 1940's bungalow. We do expect change, consistent with the Carmel Land use Plan.

It is our understanding that due to the road configuration (road borders three sides) there is a set back requirement of 20' from the lot line and 30' from the edge of the road, thus preventing the owners from building a one story house, which we understand was their preference.

If the county provided a variance to the set back requirement the structure could utilize more of the lot for foot print, lowering the height of the structure and preserving the intent of the Carmel Land Use Plan. This would also provide more space between our two properties which would mitigate the shadow issue and be more aesthetically pleasing.

It is my earnest hope that our concerns will be considered. It is also our hope the county, the Corrigan's and the neighbors will work together to develop a plan that will be in alignment with Carmel Land Use Plan.

Kindest regards,

William Flanagan

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INSPECTION DEPT

Carmel Land Use Plan – excerpts ref: Sections 1.4, 2.1, 2.2.1, 2.2.2, 2.2.3, 2.2.4, & 6.1.1

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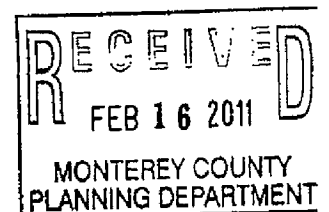
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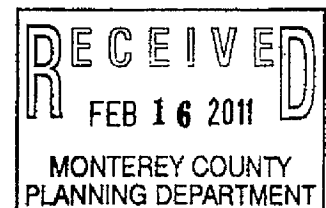
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**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Recd. 2-7-11 at
LUAC review
B.R.
re: PLN 100(27)

We, the undersigned, strenuously urge preservation of our valuable Carmel Woods asset: the magnificent public view from San Juan Road of Point Lobos, the Pacific Ocean and Pescadero Canyon. We are fortunate to enjoy our amazing natural beauty. We witness the interplay of light and shadow on the forest from dawn to day's end. The spectacular sunsets and stunning, colorful horizon afterglow are framed by tall Monterey Pines and native Coast Live Oaks. This treasure could soon become mere memory.

The proposed project at 24332 San Juan Road appears out of character with our neighborhood. Due to the property configuration, it will be viewed from three of its four sides. The bulk and height will create a negative visual impact, as well as blocking significant public views.

We urge a compromise solution that will maintain the public view while offering redesign opportunity to the property owner without incurring negative financial impact or significant project delay.

Print Name Signature Address

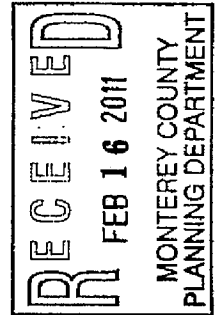
RICHARD WARREN, *[Signature]*, 24405 SAN LUIS AVE, CARMEL WOODS 93923
Barbara Warren, *[Signature]*, Barbara Warren, 24405 San Luis Ave. Carmel Woods, 93923
John R. Kemoley *[Signature]* 24324 SAN JUAN RD. CARMEL WOODS 93923
Alice Driggins *[Signature]* 3536 Travis Way Carmel
Robert Boger *[Signature]* 24561 Portola Rd 93923
Randell Kent Bishop 24561 Portola Rd Carmel 93923
Janael McQueen *[Signature]* 24368 San Marcos Rd Carmel 93923
Janael McQueen

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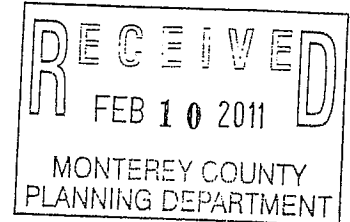
Suzi Randall Suzi Randall Mission 2 SE Alta, Carmel
 Michele Littlell Michele Littlell 24671 Delores Carmel
 Lucinda Lloyd Lucinda Lloyd 24329 San Juan Rd, Carmel
 Virginia Rosecrans 24406 San Marcos Road, Carmel
 (VIRGINIA ROSECRANS)
 Johnnie McCarthy 24411 Portola Rd. Carmel, CA
 WIL MCCARTHY McCarthy 24411 Portola Rd. Carmel, Ca.
 Kathleen Kluetmeier 24316 San Juan Rd Carmel, CA
 J. Kluetmeier
 KATHLEEN KLUETMEIER
 JOHN KLUETMEIER
 Amy D. Schmir 24336 San Juan Road Carmel, CA
 George D. Schmir
 Bernie McMahon Bernie McMahon 24328 San Juan Rd
 Barbara S. Flanagan Barbara S. Flanagan 24333 San Juan Rd
 William Flanagan Wm. Flanagan 24333 San Juan Rd.
 Katherine Buequet Katherine Buequet 24398 Portola Ave

EXHIBIT E

William & Barbara Flanagan
203 Alexander Ave.
Los Gatos, Ca 95030
Ph.408.395.5145

February 1, 2011

Monterey County
Resource Management Agency
Planning Department
168 Alisal St. 2nd Floor
Salinas, Ca 93901



Ref: Project File#: PLN100627
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Visual access should, where appropriate, be enhanced through the development of scenic overlooks

Structures and landscaping hereafter placed upon land on the west side of Highway 1 shall be sited and designed to retain public views of the shoreline...seaward of the Highway.

The area of review concerns conformance to the policies of the plan contained in the Development and Land Use and Resource Management sections. In particular, the proposed project must fully meet the objectives, policies, and standards for natural resource protection. If the proposal is not consistent with these policies, it shall not be approved even though it may be consistent with land use designations for the area.