



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: August 31, 2012

To: Jacqueline Onciano, Zoning Administrator

From: Fernando Vargas (831) 755-5229.
vargasf@co.monterey.ca.us

cc: Front Counter Copy; Fernando Vargas, Planner; Wanda Hickman, Planning Services Manager; Lewis H. & Katherine Richardson, Property Owner; The Open Monterey Project; LandWatch; Project File DA970282

Re: Lewis H. & Katherine Richardson/Max Lawrence (DA970282)

Location: Assessor's Parcel Number: 416-601-011-000
24522 Rimrock Canyon Rd, Salinas
Toro Area Land Use Plan

The Design Approval consists of a 2,731 square feet Single Family Dwelling with a 1,014 square feet attached garage, 764 square feet redwood deck and 184 square feet concrete patio; Materials of stucco (Light Tan), wood trim (Stained Brown), roof material of Spanish tile (Terra Cotta) (See exhibit "B and D"). Project complies with the Monterey County General Plan, Toro Area Land Use Plan, and the Monterey County Zoning Ordinance (Title 21). The parcel is zoned Medium Density Residential with a Building Site and Design Control overlay ("MDR/ B6-D"). The single-family dwelling is an allowed use per Section 21.14.030. (Title 21), and a Public Hearing Design Approval was required for the D district overlay.

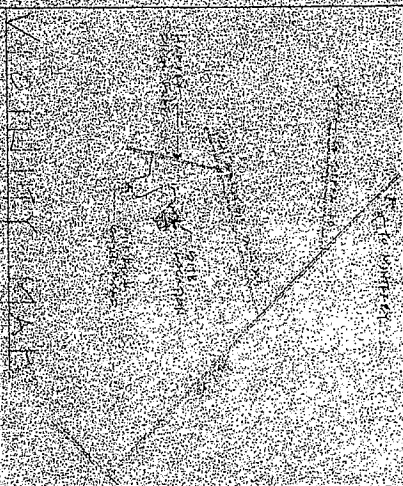
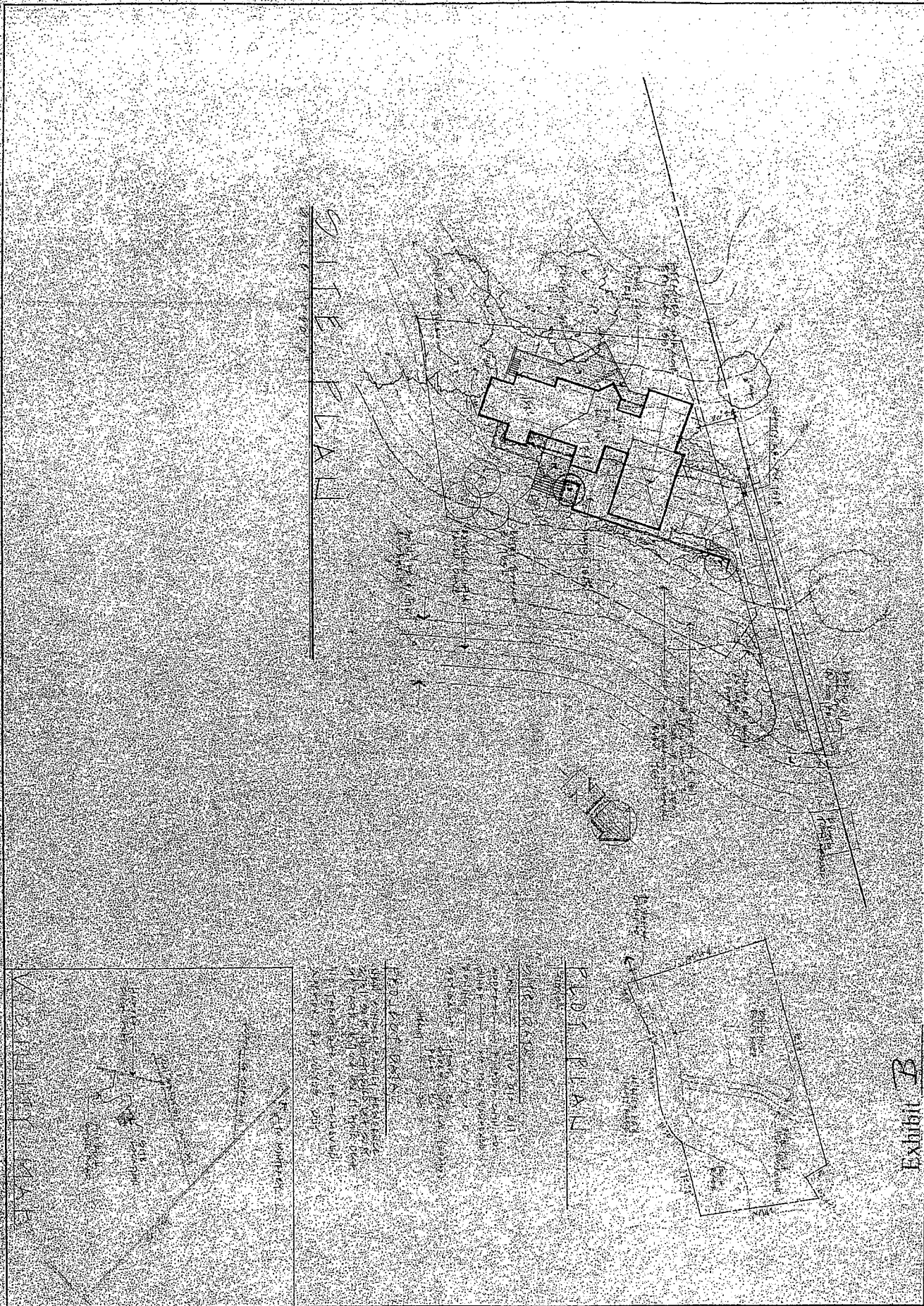
The Zoning Administrator approval was required but never obtained. During the research from an unrelated matter, it was discovered that the Zoning Administrator never took final action on the Design Approval. Staff reviewed Zoning Administrator agendas from July 2007 to December 2007 and year 2008 to ensure that project was not listed on any consent calendars.. The applicant completed and finalized the original building permit BP055457 on August 10, 1998; and was granted occupancy of the dwelling on July 22, 1998. In addition, research found that the Design Approval project; was sent to the Toro Land Use Advisory Committee and they recommended approval on September 22, 1997. Approval of the Design Approval will finalize action on the permit.

The project was constructed in accordance with the plans submitted under DA970282. The project is in substantial conformance per site visit performed on August 27, 2012. No impacts were identified. The project is exempt from CEQA pursuant Section 15303. Staff is recommending approval of the Design Approval (DA970282) without conditions.

Attachments: Exhibit A Project Data Sheet
Exhibit B Site Plan, Floor Plans, and Elevations
Exhibit C Vicinity Map

This report was reviewed by Wanda Hickman, Planning Services Manager.

EXHIBIT B



FOR THE USE OF THE
 ARCHITECT AND ENGINEER
 TO BE USED IN THE DESIGN
 OF THE BUILDING
 PROJECT
 THE ARCHITECT AND ENGINEER
 SHALL BE RESPONSIBLE FOR
 THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN.
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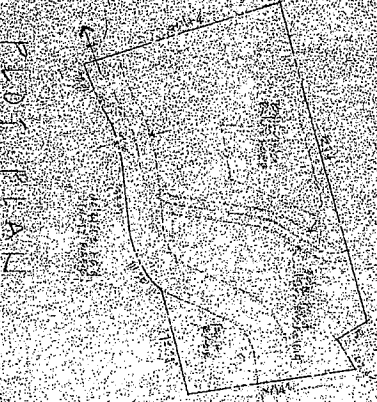


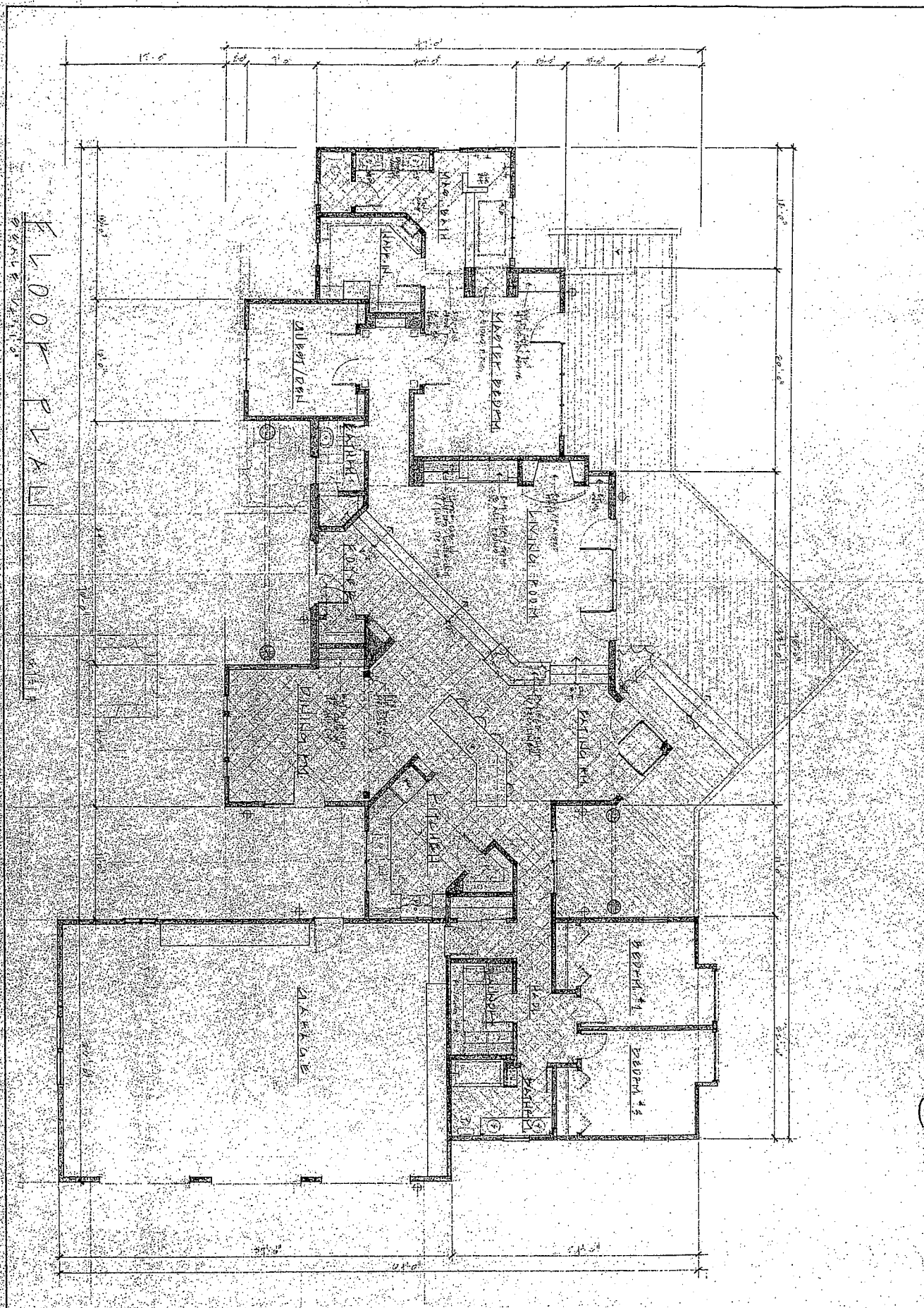
Exhibit B

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GUY M. PETERSON
 ARCHITECT
 1000 CALIFORNIA

SITE PLAN

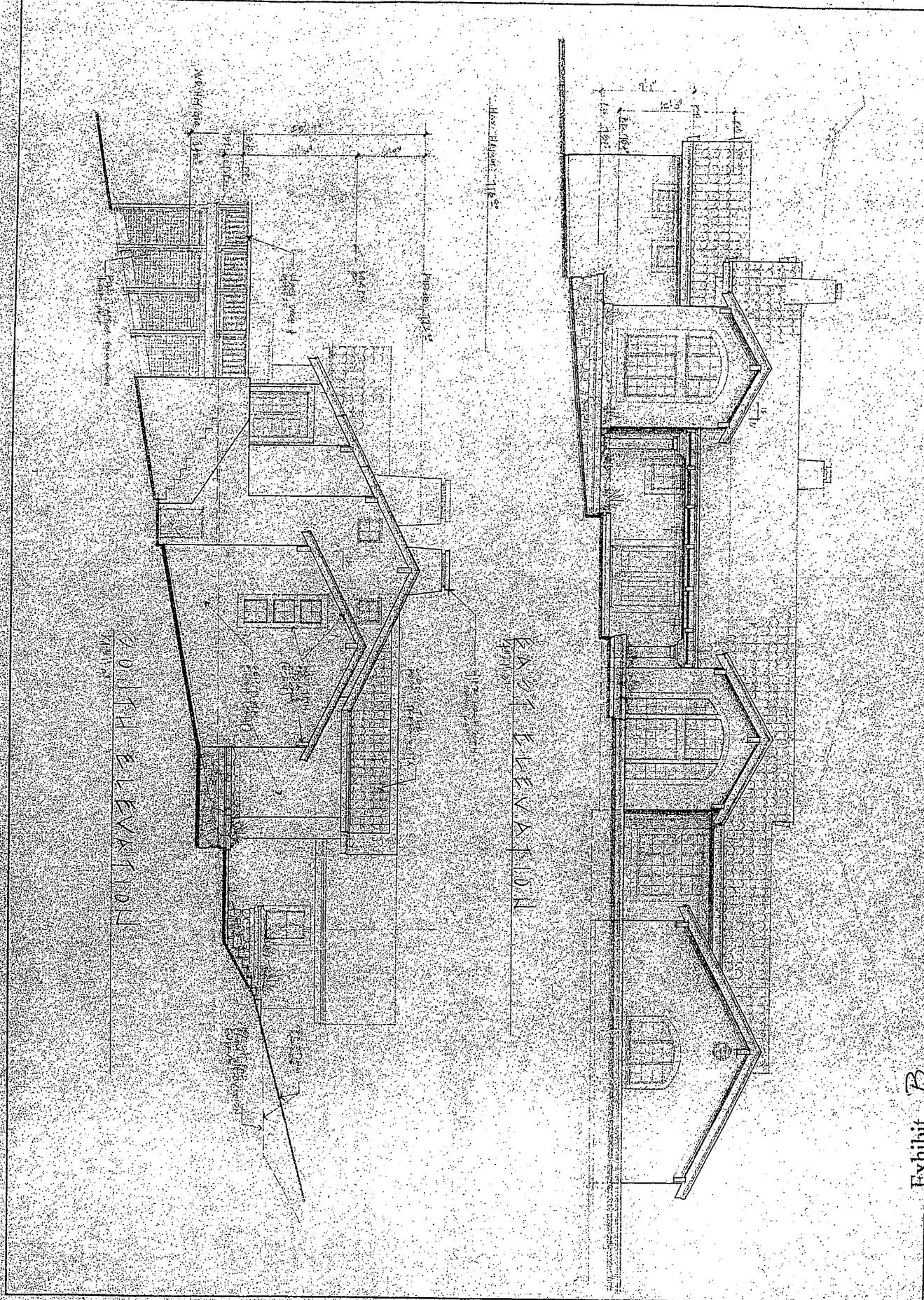
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ELOOK PLAZA

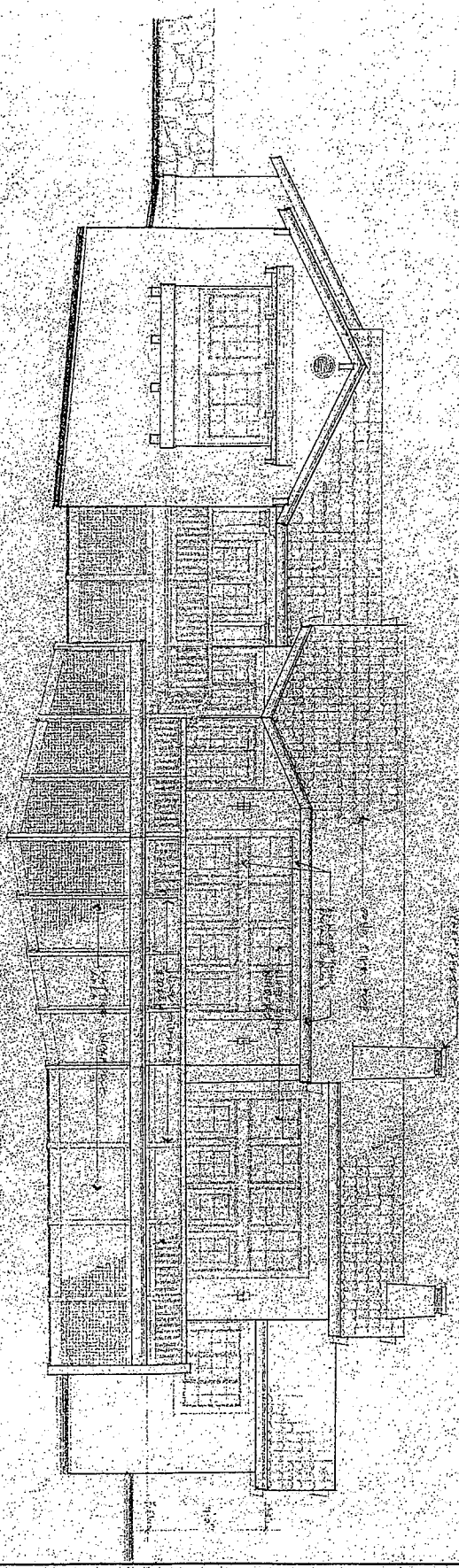
NO.	REVISION

CUSTOM RESIDENCE
FOR
MAX LAWRENCE

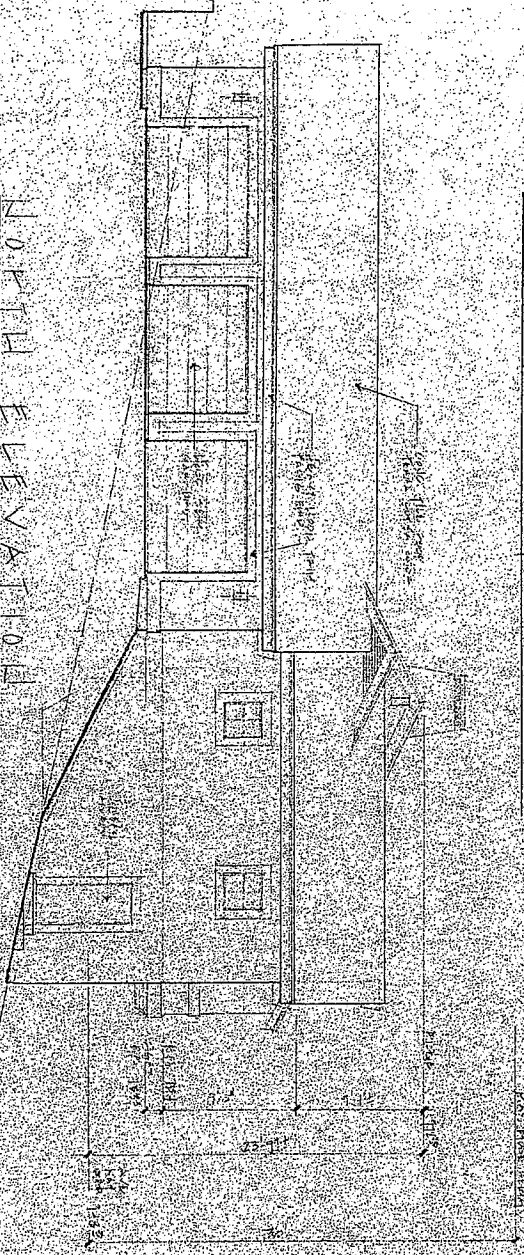


NO.	DATE	REVISION

CUSTOM RESIDENCE
 FOR
 MRS. J. W. ...

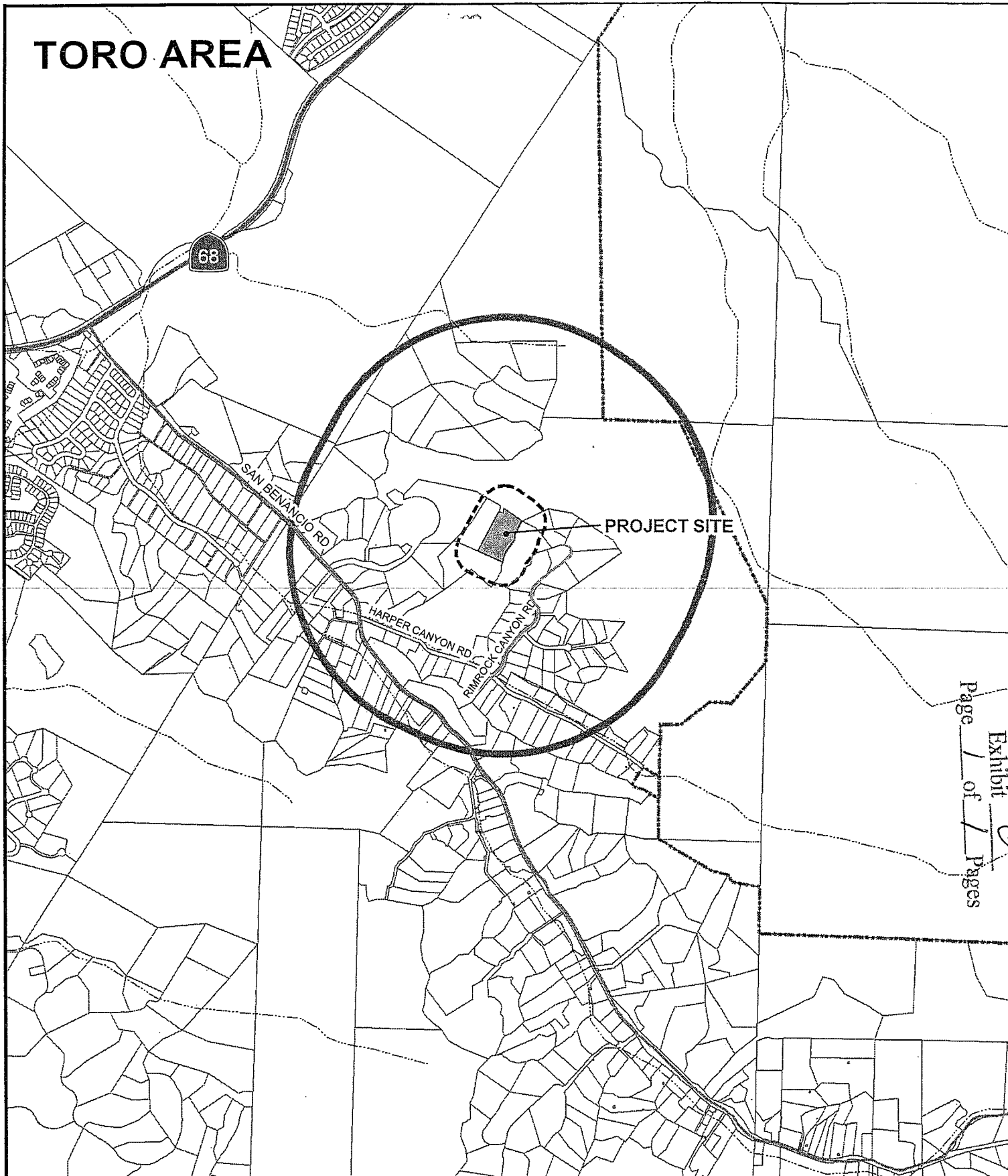


WEST ELEVATION



NORTH ELEVATION

TORO AREA



Page 1 of 1 pages
Exhibit C

APPLICANT: RICHARDSON

APN: 416-601-011-000

FILE # PLN090087

 Water
  2500' Limit
  300' Limit
  City Limits

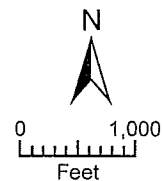


EXHIBIT A

Project Information for DA970282

Project Information:

Project Name: RICHARDSON/LAWRENCE
Location: 24522 RIMROCK CANYON RD SALINAS
Permit Type: Design Approval
Environmental Status: Exempt
Final Action Deadline (884): 10/16/1997
Existing Structures (sf): 0
Coverage Allowed: 25%
Proposed Structures (sf): 3929
Coverage Proposed: .018 %
Total Sq. Ft.: 3929
Height Allowed: 30 feet
Tree Removal: 0
Height Proposed: 30 feet
Water Source: PRIVATE
FAR Allowed: 0
Water Purveyor: CAL-AM
FAR Proposed: 0
Sewage Disposal (method): SEPTIC
Lot Size: 207345
Sewer District: N/A
Grading (cubic yds.): 84

Parcel Information:

Primary APN: 416-601-011-000
Seismic Hazard Zone: IV
Applicable Plan: TORO
Erosion Hazard Zone: NO
Advisory Committee: TORO LAND USE ADVISORY COMMITTEE
Fire Hazard Zone: HIGH
Zoning: LDR-B6-D
Flood Hazard Zone: NO
Land Use Designation: LOW DENSITY RESIDENTIAL
Archaeological Sensitivity: HIGH
Coastal Zone: NO
Viewshed: NO
Fire District: MONTEREY COUNTY REGIONAL FPD
Special Setbacks on Parcel: NO

Reports on Project Parcel:

Soils Report #: N/A
Biological Report #: N/A
Geologic Report #: N/A
Forest Management Rpt. #: N/A
Archaeological Report #: N/A
Traffic Report #: N/A