



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: October 21, 2013

To: Jacqueline Onciano, Zoning Administrator

From: Maria Lopez (831) 755-5239 *ML*
lopezmd@co.monterey.ca.us

cc: Front Counter Copy; Maria Lopez, Planner; Wanda Hickman Planning Services Manager; Calamity Farms LLC, Property Owner; Anthony Lombardo & Associates, Agent/Representative; The Open Monterey Project; LandWatch; Project File PLN130652

Re: Calamity Farms LLC (PLN130652)
Location: Assessor's Parcel Number: 189-012-001-000
500 W. Carmel Valley Road, Carmel Valley
Carmel Valley Master Plan

Project Description:

The proposed project includes the construction of a new 3,215 square foot circular covered corral.

Discussion:

The property is located at 500 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number: 189-012-001-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential 2.5 acres per unit with a Design Control, Site Plan Review, and Residential Allocation Zoning District overlays (LDR/2.5-D-S-RAZ). Based on staffs review it has been determined that the project is consistent with the site development standards of the "LDR" zoning district. Therefore, staff is recommending approval of the Design Approval subject to the attached conditions in **Exhibit B**.

Attachments: Exhibit A Project Data Sheet
Exhibit B Recommended Findings and Evidence
Exhibit B.2 Recommended Conditions of Approval
Exhibit C Site Plan, Floor Plans, and Elevations
Exhibit D Land Use Advisory Committee Minutes
Exhibit E Correspondence
Exhibit F Proposed Colors and Materials
Exhibit G Vicinity Map

This report was reviewed by Wanda Hickman, Planning Services Manager *wah*

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

In the matter of the application of:

Calamity Farms LLC (PLN130652)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator

- 1) Finding the project exempt from CEQA per
CEQA Guidelines Section 15303(E)
- 2) Approving a 3,215 square foot circular covered
corral

(PLN130652), Calamity Farms LLC, 500 West
Carmel Valley Road, Carmel Valley Master Plan
(APN: 189-012-001-000)

RECOMMENDED FINDINGS AND EVIDENCE

Finding No. 1 (Consistency):

The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

Evidence No. 1:

On December 17, 1998 the Zoning Administrator granted an amendment to a Use Permit to refurbish and expand an existing Equestrian Center including the addition of new stables. The project site is located off of Carmel Valley Road, as proposed the 3,215 square foot circular covered corral will be visible from Carmel Valley Road. Staff has added a condition of approval (Condition No. 6) in order to meet Policy LU-1.13 of the 2010 General Plan. The exterior lighting as proposed on sheet A2.0 of the plans is not approved and the applicant is required to submit an exterior lighting plan according to the language of Condition No. 6.

The parcel is located within a visually sensitive area. The project has been staked and flagged pursuant to Resolution 09-360 (Staking and Flagging Criteria) to determine any potential adverse visual impacts when viewed from common public viewing areas. As proposed the proposed project will be visible from Carmel Valley Road, but will not create an adverse visual impact not already assessed.

The Site Plan Review or "S" zoning district overlay (Chapter 21.45) requires review of development in those areas of the County where development by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restriction on private property. The project has been determined to be processed as an Administrative Design Approval before the Zoning Administrator as it is considered small development project (accessory structure). The applicant has obtained the proper permits (PLN130384) in a separate application for the grading related to the proposed project.

Based on the Land Use Advisory Committee (LUAC) guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, the application did warrant referral to the LUAC because Design Approvals subject to review by the Zoning Administrator are required to be routed to the LUAC for recommendations on land issues. The LUAC approved the project on a 5 to 0 vote.

Staff conducted a site visit on March 9, 2011 and determined that the project as proposed is consistent with all applicable regulations.

Finding No. 2 (CEQA):

The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

Evidence No. 2:

California Environmental Quality Act (CEQA) Guidelines Section 15303(E), categorically exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Finding No. 3 (Appealability):

The decision on this project may be appealed to the Board of Supervisors.

Evidence No. 3:

Pursuant to Section 21.80.040.D Monterey County Zoning Ordinance (Title 21), the decision of this project may be appealed to the Board of Supervisors.

DECISION

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

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15303(E); and
- B. Approve a 3215 square foot circular covered corral, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 31st day of October, 2013.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

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 _____

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.

EXHIBIT A

Project Information for PLN130652

Application Name: Calamity Farms Llc
Location: 500 W Carmel Valley Rd, Carmel Valley
Applicable Plan: Carmel Valley Master Plan
Advisory Committee: Carmel Valley Advisory Committee
Permit Type: Design Approval
Environmental Status: Categorical Exemption
Zoning: LDR/2.5-D-S-RAZ(see note)

Primary APN: 189-012-001-000
Coastal Zone: No
Final Action Deadline (884): 11/26/2013
Land Use Designation: Rivers and Water Bodies|Residential - Low Density 5 - 1 Acres/Unit

Project Site Data:

Lot Size: 17.591
Existing Structures (sf): 11760
Proposed Structures (sf): 3215
Total Sq. Ft.: 3215

Coverage Allowed: 25%
Coverage Proposed: 0.0153%
Height Allowed: 30FT
Height Proposed: 30FT

FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: III|VI|UNDETERMINED
Erosion Hazard Zone: High|Moderate|Low
Fire Hazard Zone: Very High
Flood Hazard Zone: X (shaded)|AE|X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: Sensitive

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

Other Information:

Water Source: PUBLIC
Water Purveyor: CAL-AM
Fire District: Monterey County Regional FPD
Tree Removal: N/A

Grading (cubic yds.): 0
Sewage Disposal (method): SEPTIC
Sewer District Name: N/A

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130652

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Design Approval Permit (PLN130652) allows the construction of a new 3,215 square foot circular driveway. The property is located at 500 W. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number: 189-012-001-000), Carmel Valley Master Plan. 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 RMA - Planning. 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Design Approval Permit (Resolution Number: XXXX) was approved by the Zoning Administrator for Assessor's Parcel Number: 189-012-001-000 on October 31, 2013. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: 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.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Administrative Permit (Planning File No.: PLN130652) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

Exhibit B.2
Page 2 of 3 Pages

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

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/her/its 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, recordation of the certificates of compliance 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)

**Compliance or
Monitoring
Action to be Performed:**

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 for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.

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

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

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 RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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.

Exhibit B.2
Page 3 of 3 Pages

SYMBOL LEGEND

	Day Network Outlet
	Wastewater Outlet
	Miscellaneous
	Medium Outlet
	Accessory Outlet
	Fluid Ejectment
	Gas Outlet
	CE/DFI Emission Point
	CE/DFI Emission Stack
	CE/DFI Emission Stack
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ABBREVIATIONS

ACCURACY: THIS PLAN WAS PREPARED FROM THE FOLLOWING DATA: AS-BUILT RECORDS, FIELD SURVEY, AND RECONSTRUCTION RECORDS. THE DATA WAS CHECKED BY THE SURVEYOR AND FOUND TO BE CORRECT. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE ATTACHED TO THIS PLAN.

ADDITIONAL NOTES: SEE SHEET A0.1 FOR THE COMPLETE SET OF PLANS. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF. THE SURVEYOR'S FIELD BOOK IS ATTACHED TO THIS PLAN.

DATE OF SURVEY: AUGUST 21, 2013

BUILDING DATA

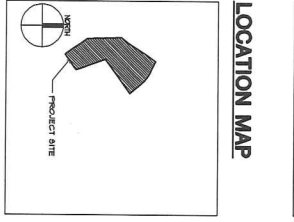
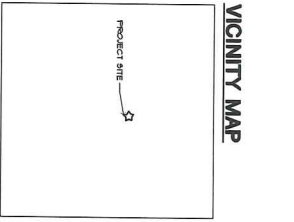
ZONE DISTRICT: LBRF4-0-8
CONSTRUCTION TYPE: WOOD FRAME W-1

PROJECT DATA

LOT AREA: 7291 ACRES
EXISTING BUILDINGS:
 E) BARN 3025 SF
 E) PRIVATE HOME OFFICE 4344 SF
 E) STABLE 144 SF
 E) WENING STAND 1700 SF
 PROPOSED COVERED CORRAL 3275 SF GROUND ONLY

APPLICABLE CODES:

2007 CALIFORNIA BUILDING CODE (CBC)
 2007 CALIFORNIA GREEN STANDBY CODE (CGS)
 2007 CALIFORNIA GREEN STANDBY CODE (CGS)
 2007 CALIFORNIA GREEN STANDBY CODE (CGS)
 2007 CALIFORNIA MECHANICAL CODE (CMC)
 2007 CALIFORNIA FIRE CODE (CFC)



COVERED CORRAL FOR CALAMITY FARMS LLC

500 WEST CARMEL VALLEY RD
 CARMEL VALLEY, CA 93924

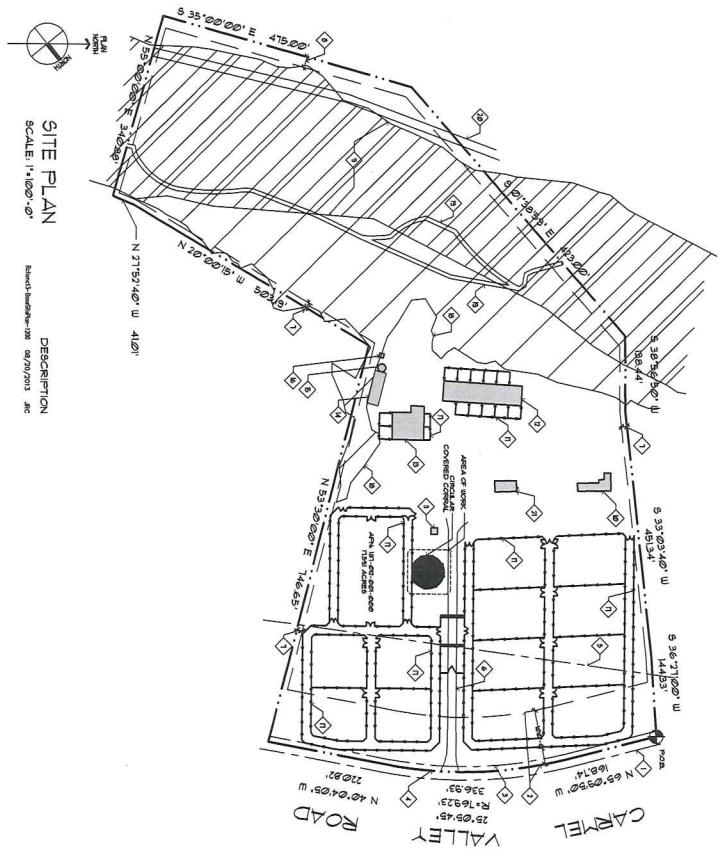
OWNER
 MARILYN PLANCHE
 900 WEST CARMEL VALLEY RD
 CARMEL VALLEY, CA 93924
 (831) 927-6584
 (831) 927-6584

ARCHITECT
 DENNIS HODGON AIA ARCHITECTS
 8699 BLUE LARKSPUR LANE, SUITE 911
 MONTEREY, CA 93940
 (831) 925-0204
 (831) 925-0204
 dennis@hdh.com

PROJECT DESCRIPTION
 CONSTRUCTION OF NEW CIRCULAR COVERED CORRAL ROOF STRUCTURE

DRAWING INDEX

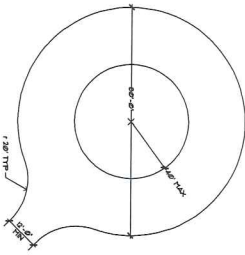
A10 TITLE SHEET AND SITE PLAN
 A20 CIRCULAR COVERED CORRAL PLANS AND ELEVATIONS



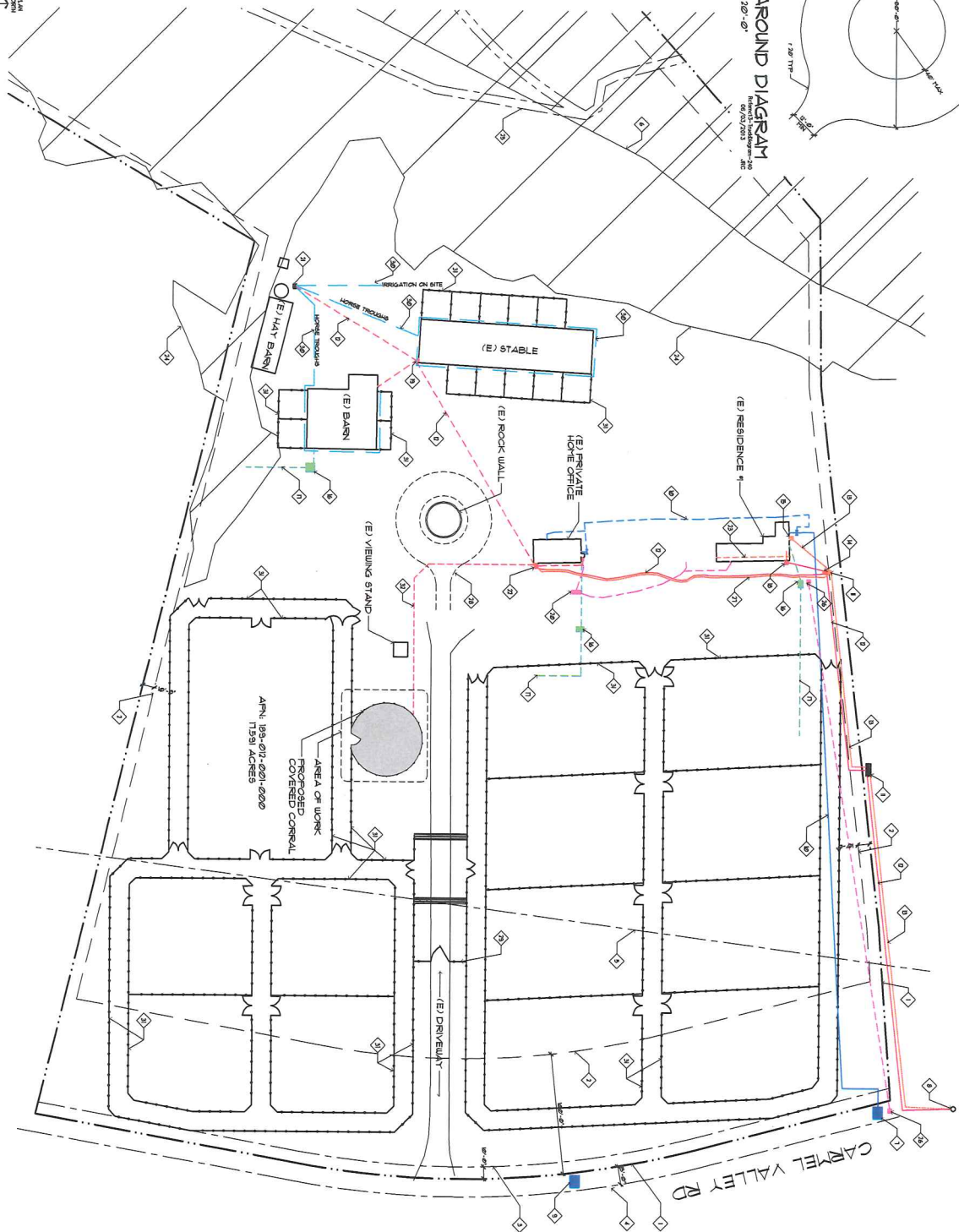
COVERED CORRAL FOR CALAMITY FARMS LLC
 500 WEST CARMEL VALLEY RD
 CARMEL VALLEY, CA
 APN: 89-02-001-00

PROJECT: RJC/CY/213	FILE: RJC/CY/213-A20
DATE: 08/28/13	DRAWN: JRC
SHEET: A0.0	1 OF 3

ROBB R ARCHITECTS
 ARCHITECTURE
 8699 BLUE LARKSPUR LANE, SUITE 911
 MONTEREY, CA 93940
 831.925.0204 FAX 831.925.0204
 (831) 925-0204
 http://www.dhbhb.com



ENLARGED SITE / UTILITY PLAN
 SCALE: 1"=40'-0"
 DESCRIPTION: Main building - 08/20/2013 JRC



ROBBS ARCHITECTS
 ARCHITECTS
 AND PLANNING
 868 BLUE LANSER LANE, STE 20
 MONTEREY, CA 93940
 835.953.024 FAX 835.953.534
 http://www.robbsarch.com

- Keynotes:**
1. PROPOSED LINE
 2. 1" WATER PIPING EXHIBIT
 3. 1" WATER PIPING EXHIBIT
 4. CANTER LINE SPUR LINE EXHIBIT
 5. 1" WATER PIPING EXHIBIT (SEE PLAN TRANSFORMER)
 6. 1" WATER PIPING EXHIBIT
 7. 1" WATER PIPING EXHIBIT
 8. 1" WATER PIPING EXHIBIT
 9. 1" WATER PIPING EXHIBIT
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 30. 1" WATER PIPING EXHIBIT
 31. 1" WATER PIPING EXHIBIT
 32. 1" WATER PIPING EXHIBIT

NOTE:
 NO CHANGES IN PERMITTED FOOTPRINT - SEE PERMIT 10C17020281

UTILILITY KEY:

- 1. PROPOSED ELECTRICAL LINE
- 2. EXISTING ELECTRICAL LINE
- 3. PROPOSED WATER LINE
- 4. EXISTING WATER LINE
- 5. PROPOSED GAS LINE
- 6. EXISTING GAS LINE
- 7. PROPOSED FIBER OPTIC LINE
- 8. EXISTING FIBER OPTIC LINE
- 9. PROPOSED SLOTTED DRAIN LINE
- 10. EXISTING SLOTTED DRAIN LINE
- 11. PROPOSED CONCRETE DRIVEWAY
- 12. EXISTING CONCRETE DRIVEWAY
- 13. PROPOSED ASPHALT DRIVEWAY
- 14. EXISTING ASPHALT DRIVEWAY
- 15. PROPOSED GRASS DRIVEWAY
- 16. EXISTING GRASS DRIVEWAY
- 17. PROPOSED DRIVEWAY
- 18. EXISTING DRIVEWAY
- 19. PROPOSED DRIVEWAY
- 20. EXISTING DRIVEWAY
- 21. PROPOSED DRIVEWAY
- 22. EXISTING DRIVEWAY
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- 26. EXISTING DRIVEWAY
- 27. PROPOSED DRIVEWAY
- 28. EXISTING DRIVEWAY
- 29. PROPOSED DRIVEWAY
- 30. EXISTING DRIVEWAY
- 31. PROPOSED DRIVEWAY
- 32. EXISTING DRIVEWAY

Exhibit C
 Page 2 of 3 Pages

COVERED CORRAL FOR CALAMITY FARMS LLC
 600 WEST CARMEL VALLEY RD
 CARMEL VALLEY CA
 APR 159-072-001-00

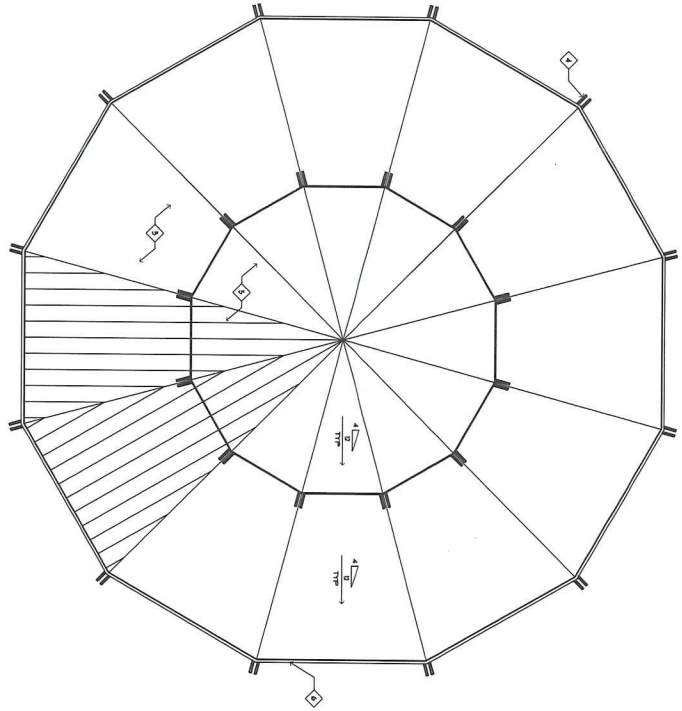
PROJECT: RCFC013
FILE: RCFC013-11D
DATE: 08/27/13
DRAWN: JRC

SHEET: A10
 2 OF 3

REVISIONS:



CIRCULAR CORRAL ROOF PLAN
SCALE: 3/16" = 1'-0"



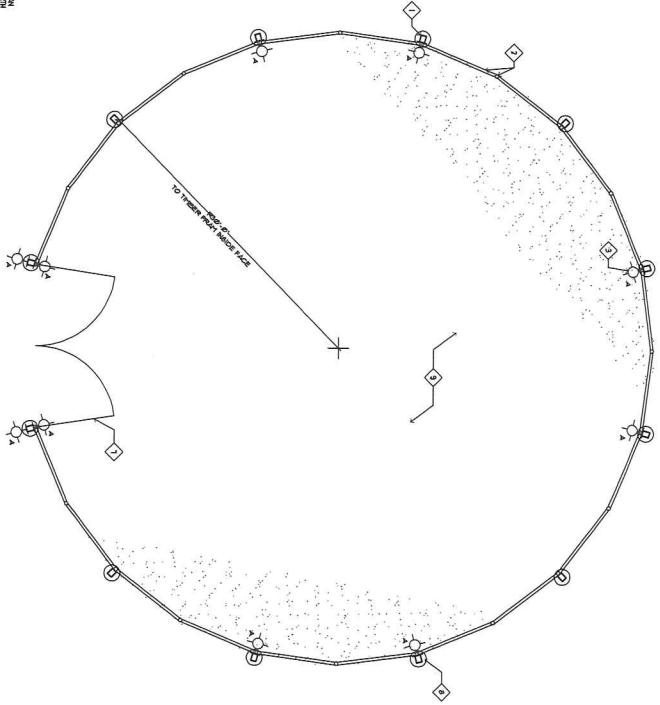
DESCRIPTION
Roof: Galvalume Steel 08/29/2013 JRC

LIGHTING FIXTURE SCHEDULE

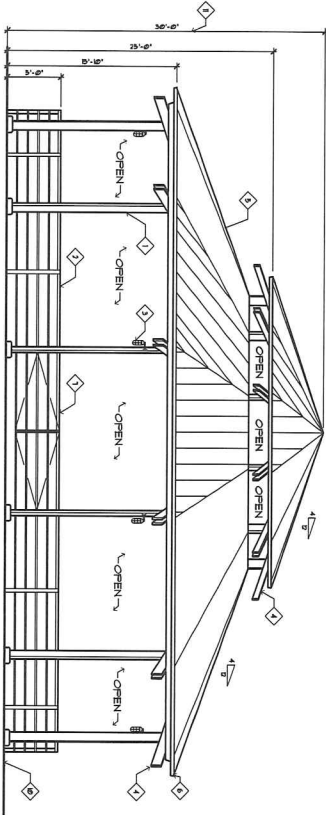
CODE	FIXTURE TYPE	MOUNTING	REMARKS
A	BRASS FINISH ELLIPTICAL TYPE A CRYSTAL/AMBER GLASS INCULC	WALL SCROWE	30\"/>



CIRCULAR CORRAL FLOOR PLAN
SCALE: 3/16" = 1'-0"



DESCRIPTION
Roof: Galvalume Steel 08/29/2013 JRC



CIRCULAR CORRAL EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

DESCRIPTION
Roof: Galvalume Steel 08/29/2013 JRC

PENN S ARCH AECTS
ARCHITECTURE
AND PLANNING
8009 BLUE LARKSPUR LANE, STE 101
MONTEREY, CA 95040
TEL: 831.372.1111
HTTP://WWW.DENHOGAN.COM

- Keynotes:
1. SET COLUMN TOP
 2. WOOD FENCE
 3. 4\"/>
 - 4. WOOD FENCE
 - 5. WOOD FENCE
 - 6. WOOD FENCE
 - 7. WOOD FENCE
 - 8. SAND BASE IN CORRAL
 - 9. SAND BASE IN CORRAL
 - 10. SAND BASE IN CORRAL
 - 11. FINISH GRADE

COLORS AND MATERIALS:
POSTS: WEATHERED STEEL
ROOF: GALVALUME STEEL
ROOF: MARINE GREEN (MATCH EXISTING ON SITE)
NOTE: FOR COLOR SAMPLES PLEASE SEE 'COLORS AND MATERIALS' TABSET

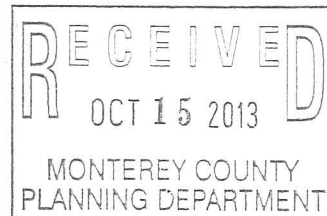
Exhibit **C**
Page **3** of **3** Pages

COVERED CORRAL FOR
CALAMITY FARMS LLC
800 WEST CARMEL VALLEY RD
CARMEL VALLEY CA
APR 18-02-001-00

PROJECT: RCF012B
FILE: RCF012B-120
DATE: 08/28/13
DRAWN: JRC
SHEET: 1 OF 1

A2.0

CORRAL PLANS AND
ELEVATION



MINUTES
Carmel Valley Land Use Advisory Committee
Monday, October 7, 2013

1. Meeting called to order by J. Brown at 6:30 pm PLN130652

2. Roll Call

Members Present: John Azimi, Janet Brown
Charles Franklin, Neil Agron, David Brooks (5)

Members Absent: Judy MacClelland (1)

3. Approval of Minutes:

A. September 3, 2013 minutes

Motion: NAgron (LUAC Member's Name)

Second: JANZIMI (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1 (MacClelland)

Abstain: 0

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.

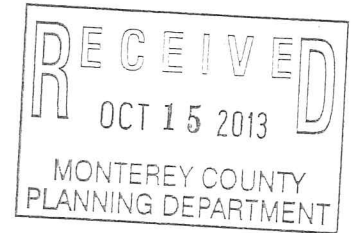
None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



B) Announcements

None

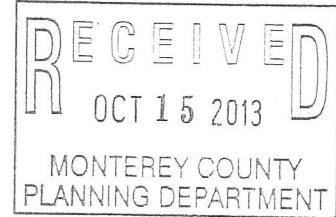
7. Meeting Adjourned: 7:15 pm

Minutes taken by: Charles Franklin

Exhibit D
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Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **October 7, 2013**

Project Title: CALAMITY FARMS LLC
File Number: PLN130652
File Type: ZA
Planner: LOPEZ
Location: 500 W CARMEL VALLEY RD CARMEL VALLEY

Project Description:

Design Approval to allow the construction of a 3,215 square foot circular covered corral. Colors and materials consist of: Douglas Fir clear stained wood (posts/rafters), Marine Green (metal roof), Douglas Fir clear stained wood (trim), and weathered steel (fence/gates). The property is located at 500 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-012-001-000), Carmel Valley Master Plan.

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

Dale Owens for Plank

Was a County Staff/Representative present at meeting? NO (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>Chris Wallroves</i>		<input checked="" type="checkbox"/>	<i>change from cocktail hoorst</i>
			<i>where is bus stop limit lotting to limit glove</i>
			<i>colours to match Hillside</i>
<i>Jon Sutherland</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>height of structure Access to Corral pond</i>

Exhibit D
Page 3 of Pages

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)
Downright No glare		JA

ADDITIONAL LUAC COMMENTS

Multiple permits creates confusion as to what is being permitted

RECOMMENDATION :

Motion by: J Anzini (LUAC Member's Name)

Second by: NAaron (LUAC Member's Name)

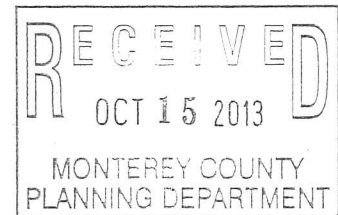
Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____



AYES: 5

NOES: 0

ABSENT: 1 (MacClelland) Exhibit D

ABSTAIN: 0 Page 4 of Pages

Lopez Chavarin, Maria x5239

From: Gail Hatter-Crawford [gail@alombardolaw.com]
Sent: Wednesday, October 09, 2013 10:18 AM
To: Lopez Chavarin, Maria x5239
Subject: FW: 500 Carmel Valley Rd

Maria,

Please note the letter of support for the corral project included below. Please send me a copy of the staff report when it is ready for the ZA hearing of the 31st. Also make sure that the notices are sent to me for posting.

PRIVILEGED & CONFIDENTIAL -- ATTORNEY CLIENT PRIVILEGE -- ATTORNEY WORK PRODUCT

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Gail Hatter-Crawford

Sr. Land Use Specialist
ANTHONY LOMBARDO & ASSOCIATES
A Professional Corporation
450 Lincoln Avenue, Suite 101
Salinas, CA 93901
Phone (831) 751-2330
Fax (831) 751-2331
Email Gail@alombardolaw.com

"People will forget what you say, people will forget what you did; But people will never forget how you made them feel."

From: Tiffany Wyckoff [<mailto:twyckoff@sbcglobal.net>]
Sent: Wednesday, October 09, 2013 9:53 AM
To: Gail Hatter-Crawford
Subject: 500 Carmel Valley Rd

Hello Gail,

I'm emailing you today in regards to the round corral roofing that is needed for the Calamity Ranch. This will improve the quality of riding during times of rain and drizzle. I see no view obstruction that would create an issue for any Carmel Valley residence. This will be tastefully built and add a prestige look to the property.

Warm Regards,
Tiffany Wyckoff
home owner of Carmel,CA

**DENNIS
HODGSON
ARCHITECTS**
ARCHITECTURE
AND PLANNING
9699 BLUE LARKSPUR LANE, STE 101
MONTEREY, CA 93940
831.655.1024 FAX 831.655.1354
WWW.DHAIA.COM

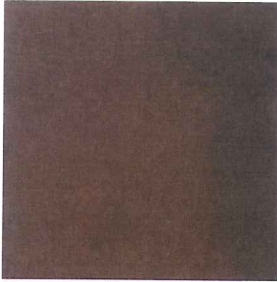
Exhibit F

COLORS AND MATERIALS

CALAMITY FARMS LLC
500 WEST CARMEL VALLEY RD
CARMEL VALLEY CA 93924

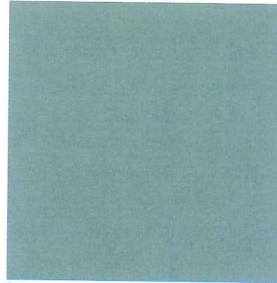
COVERED CORRAL

Posts / Rafters:



Douglas Fir
Clear Stained Wood

Metal Roofing (Match Existing):



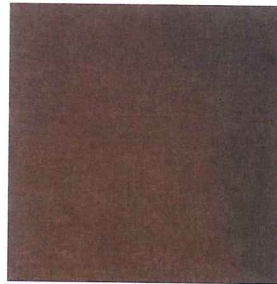
Marine Green (ME)

Trim:



Douglas Fir
Clear Stained Wood

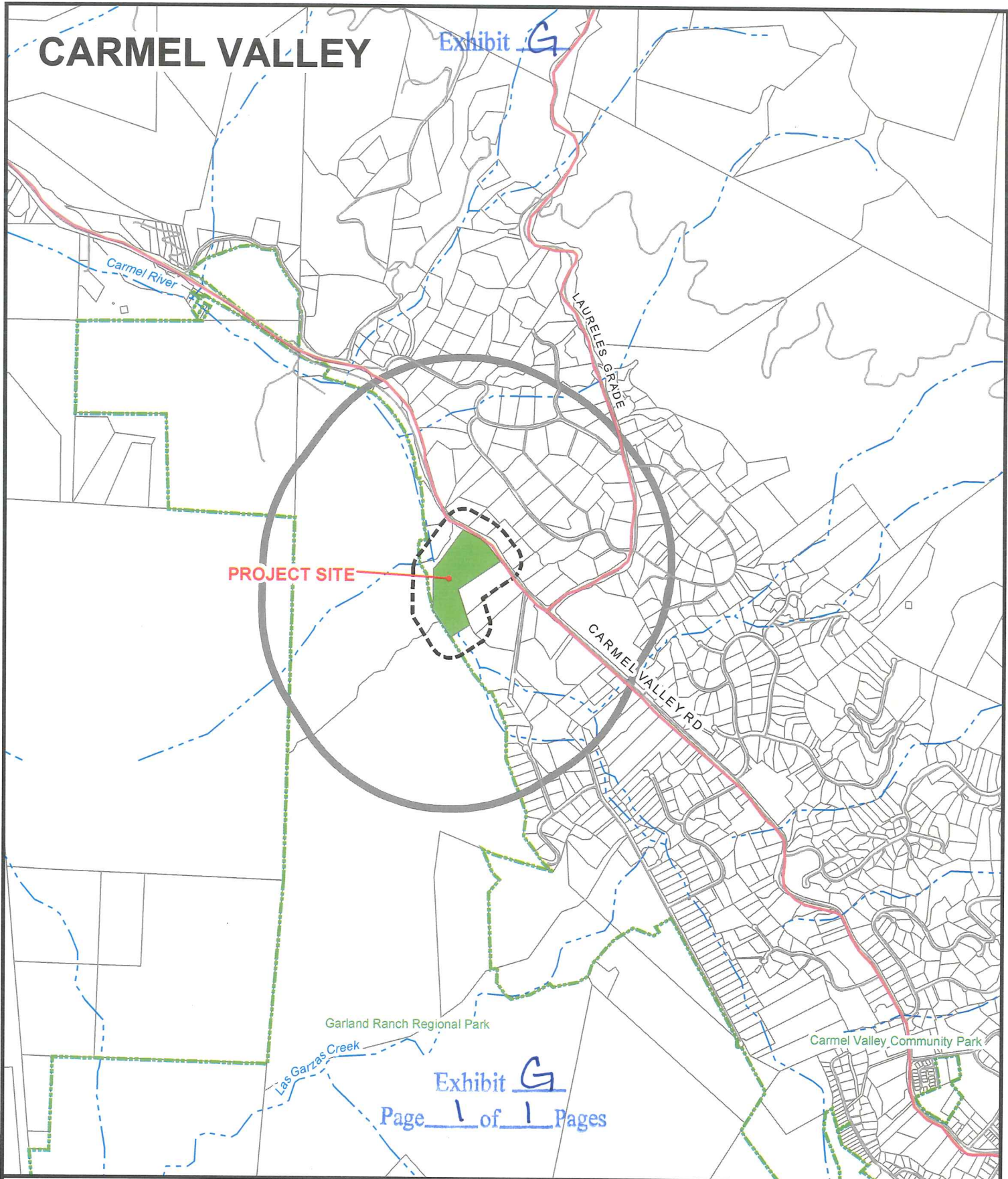
(E) Fence / Gates:



Weathered Steel
Match (N) Fencing per PLN130228

CARMEL VALLEY

Exhibit G



PROJECT SITE

Garland Ranch Regional Park

Carmel Valley Community Park

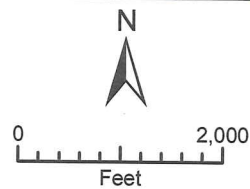
Exhibit G
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APPLICANT: CALAMITY FARMS LLC

APN: 189-012-001-000

FILE # PLN130652

2500' Limit 300' Limit Water City Limits



PLANNER: LOPEZ