



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 9, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235.
bernall@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Luke Connolly, Planning Services Manager; The Open Monterey Project; Land Watch; Carmel Cutting Horse Inc, Property Owner; Project File PLN140520

Re: Carmel Cutting Horse Inc (PLN140520)

Location: Assessor's Parcel Number: 197-211-011-000
33754 E. Carmel Valley Road
Cachagua Area Plan

Environmental Status: Categorically exempt per CEQA Guidelines section 15303 (a)

Administrative Design Approval to allow the demolition of an existing 3,711 square foot single family dwelling and the construction of a 4,105 square foot single family dwelling with an 802 square foot garage. The property is located at 33754 E. Carmel Valley Road, (Assessor's Parcel Number 197-211-011-000) Cachagua Area Plan.

Staff conducted a site visit on August 6, 2014 to verify that the project is consistent with the plans listed below. Staff determined that the project is consistent.

The Carmel Cutting Horse project, as described above, is consistent with the policies of the Monterey County 2010 General Plan, the Cachagua Area Plan, and the Monterey County Zoning Ordinance (Title 21).

The proposed project was reviewed by the Cachagua Land Use Advisory Committee on September 24, 2014. The members of the committee recommend approval, as designed.

Recommendation:

The proposed residential development is consistent with the 2010 General Plan and applicable RG/20-D zoning designation.

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Recommended Conditions of Approval
	Exhibit B	Site Plan, Floor Plans, and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Design Approval Request Form
	Exhibit F	Cachagua LUAC minutes

This report was reviewed by Luke Connolly, Planning Service Manager.

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140520

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Administrative Design Approval (PLN140520) allows the demolition of existing 3,711 square foot single family dwelling and built a 4,105 square foot single family dwelling with an 802 square foot garage. The property is located at 33754 E. Carmel Valley Road (Assessor's Parcel Number 197-211-011-000), Cachagua Area 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"Administrative Design Approval to allow the demolition of existing 3,711 square foot single family dwelling and built a 4,105 square foot single family dwelling with an 802 square foot garage (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 197-211-011-000 on October 9, 2014. The permit was granted subject to 2 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.



REGISTERED ARCHITECT, STATE OF CALIFORNIA
NO. C-15449
PROJECT

Carmel Cutting Horses
Ranch House
Remodel
93754 CARMEL VALLEY RD.
CARMEL VALLEY

PROJECT NO. 1028
OWNER
CARMEL CUTTING HORSES,
INC.
P.O. BOX 901
CARMEL VALLEY CA 93924

SHEET TITLE
PARTIAL SITE PLAN

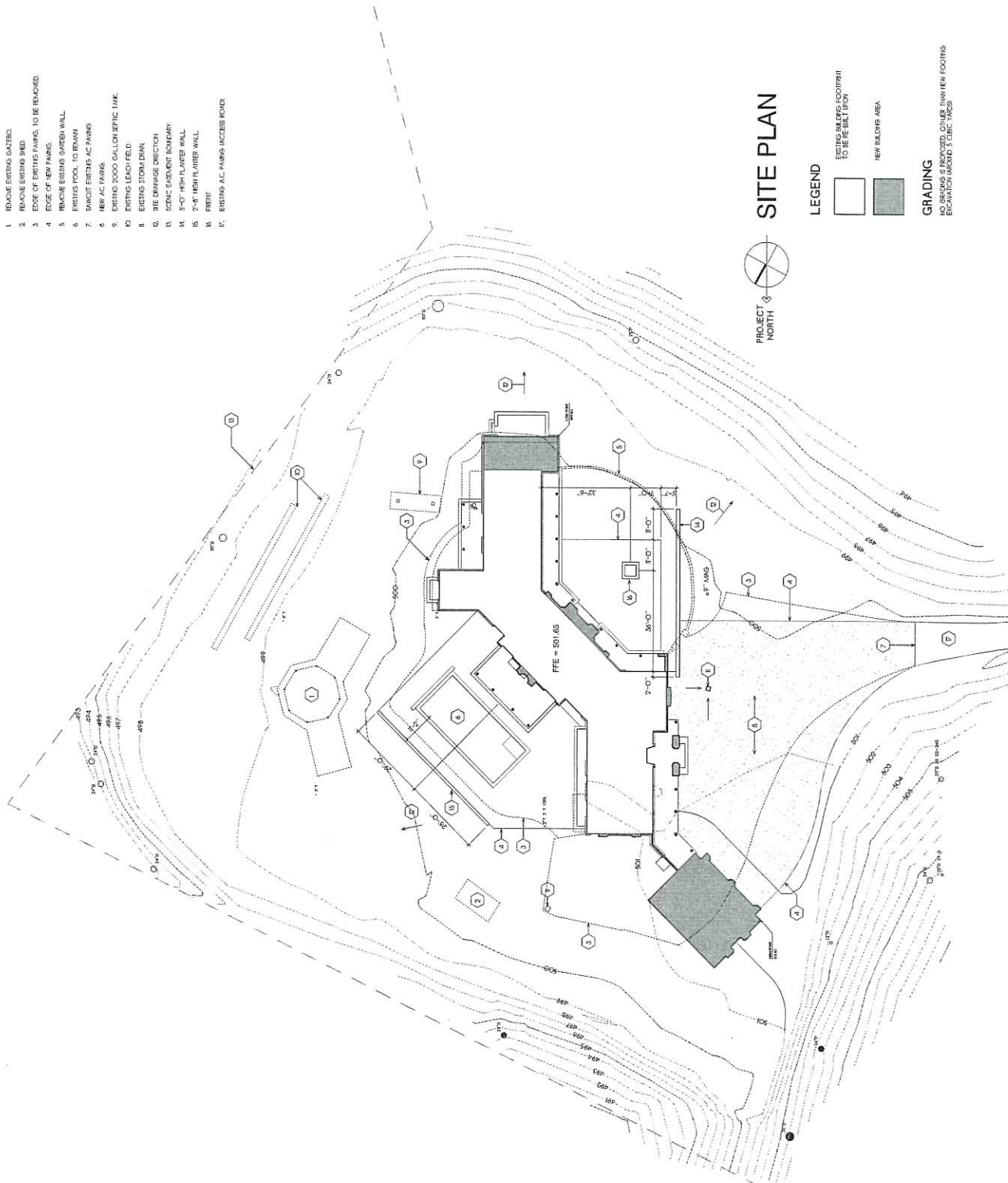
SCALE: 1" = 16'
DRAWN BY: D. JONE
PRINT DATE:
DRAWING DATE: SEP. 4, 2004
DATE ISSUED FOR CONSTRUCTION
REVISIONS

FILE NO: 012
NEW AND EXISTING
SHEET NUMBER
A1.2
SHEET OF SHEETS

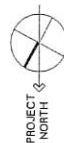
A1.2

SHEET NOTES

1. REMOVE EXISTING GATEPOST.
2. REMOVE EXISTING POND.
3. EDGE OF EXISTING PAVING TO BE REMOVED.
4. EDGE OF NEW PAVING.
5. REMOVE EXISTING SLOPED WALL.
6. EXISTING POOL TO REMAIN.
7. EXISTING EXISTING AC PAVING.
8. NEW AC PAVING.
9. EXISTING 2000 GALLON SEPTIC TANK.
10. EXISTING LEACH FIELD.
11. EXISTING STONE DRAIN.
12. SITE DRAINAGE DIRECTION.
13. SCENE EXISTING BOUNDARY.
14. 5'-0" HIGH PLASTER WALL.
15. 2'-6" HIGH PLASTER WALL.
16. FENCE.
17. EXISTING AC PAVING ACCESS ROADS.



SITE PLAN

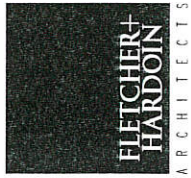


LEGEND
EXISTING BUILDING FOOTPRINT
TO BE REMOVED
NEW BUILDING AREA



GRADING
NO GRADING IS REQUIRED OUTSIDE EXISTING FOOTPRINTS
EXCEPT WHERE SHOWN OTHERWISE

SHEET NOTES



PROJECT: Carmel Cutting Horses Ranch House Remodel
33754 CARMEL VALLEY RD.
CARMEL VALLEY

OWNER: CARMEL CUTTING HORSES, INC.
P.O. BOX 901
CARMEL VALLEY CA 93924

PROJECT NO: 1208
DRAWN BY: D. KONE
PRINT DATE: SEP 4, 2014
DATE ISSUED FOR CONSTRUCTION

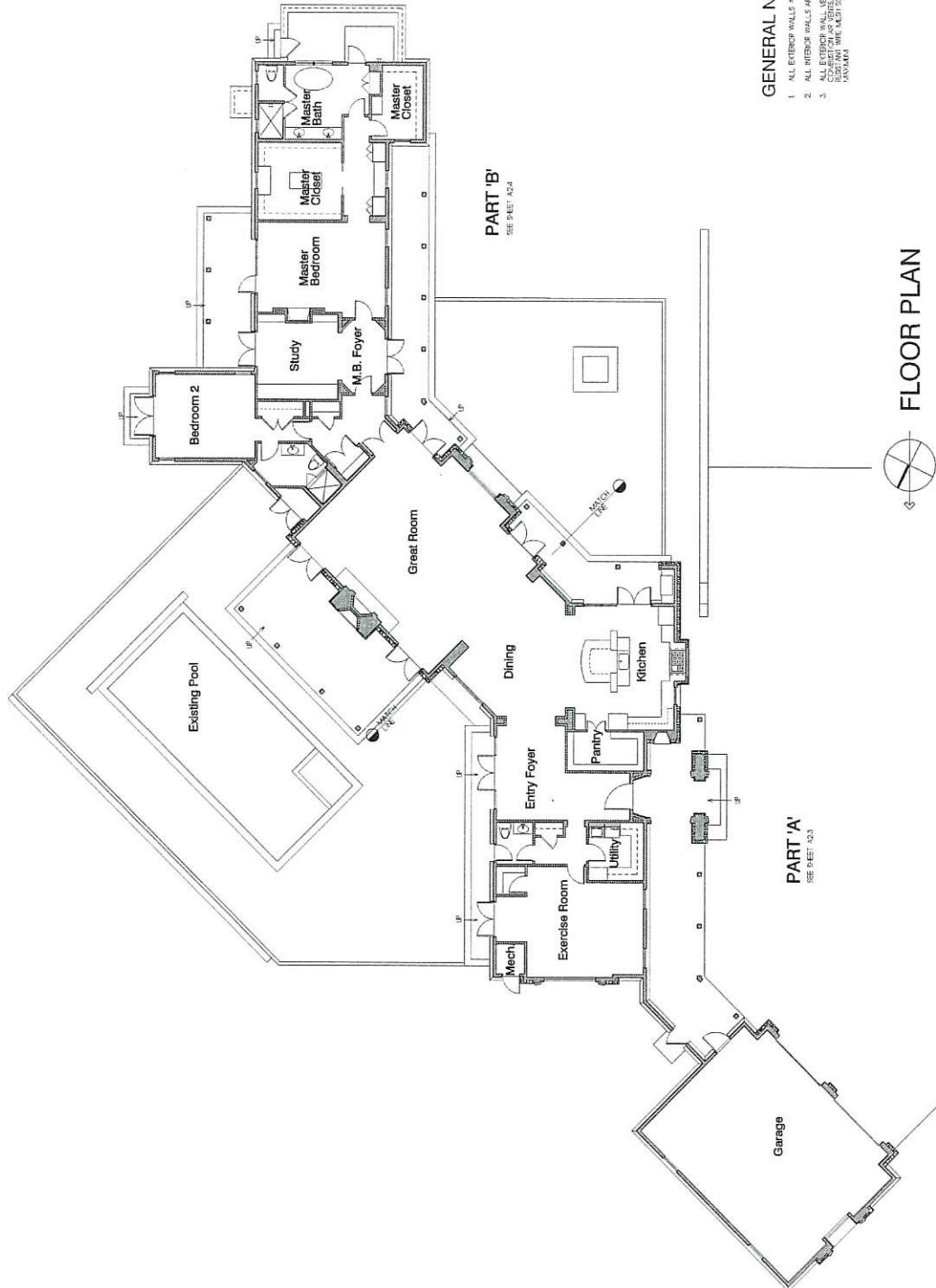
SHEET TITLE: FLOOR PLAN

SCALE: 1/8" = 1'-0"
REVISIONS:

SHEET NUMBER: A2.2
SHEET: 05 SHEETS

GENERAL NOTES

1. ALL EXTERIOR WALLS ARE 2' X 6 STUDS @ 16" O.C. MON.
2. ALL INTERIOR WALLS ARE 2' X 4 STUDS @ 16" O.C. MON.
3. ALL EXTERIOR WALL VENTS INCLUDING GARAGE, SPACE VENTS, ETC. SHALL BE INSTALLED WITH AN EXTERIOR FINISH. EXTERIOR FINISH SHALL BE MATCHING THE EXISTING FINISH.





THE ARCHITECTS' SEAL, STATE OF CALIFORNIA, LICENSE NO. C 15449
PROJECT

Carmel Culling Horses
Ranch House
Remodel
33754 CARMEL VALLEY RD.
CARMEL VALLEY

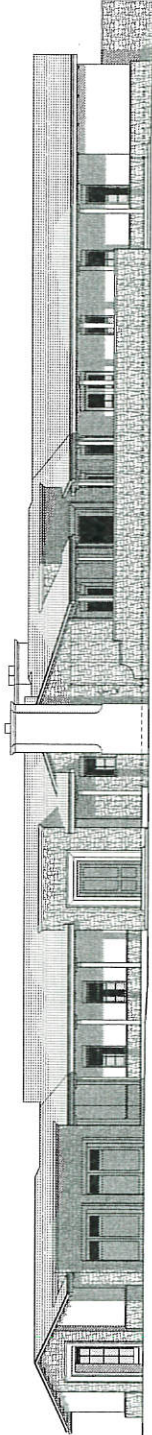
PROJECT NO. 1031
OWNER
CARMEL CUTTING HORSES,
INC.
P.O. BOX 901
CARMEL VALLEY CA 93924

SHEET TITLE
PROPOSED ELEVATIONS

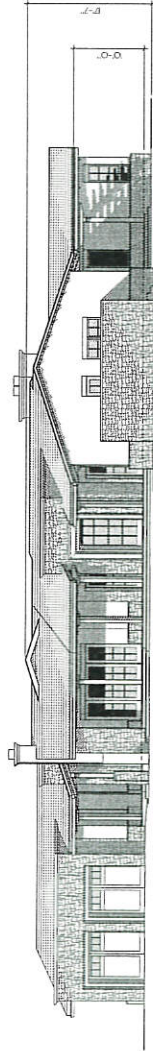
SCALE 1/8" = 1'-0"
DESIGNED BY
PRINT DATE
DRAWING DATE
DATE SUBMITTED FOR CONSTRUCTION
REVISIONS

FILE NO/ELEVATION NEW ELEV
This drawing is the property of Fletcher+Hardon Architects, Inc. and is to be used only for the project and location specified above. It is not to be reproduced, copied, or used for any other project without the written consent of Fletcher+Hardon Architects, Inc.

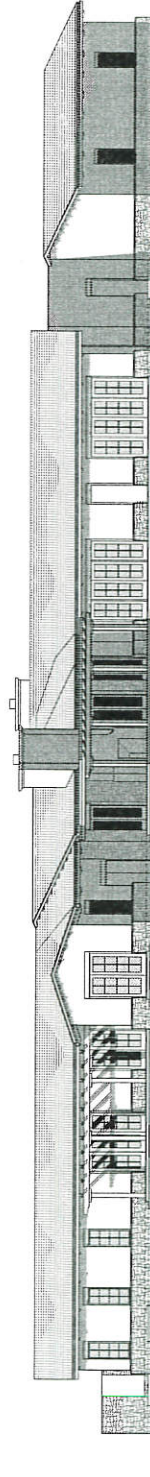
SHEET NUMBER
A3.2
SHEET OF SHEETS



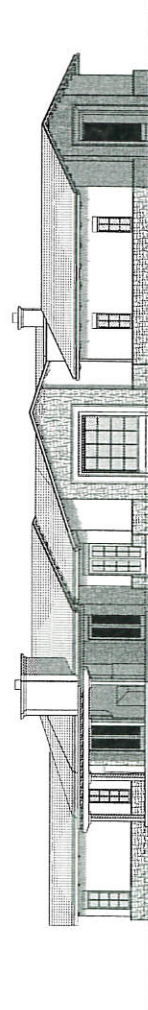
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



THE ARCHITECTS' FIRM AND OFFICE ARE LOCATED AT:
1000 S. 10TH STREET, SUITE 100
SANTA ANA, CA 92701-1000
PROJECT

Carmel Cutting Horses
Ranch House
Remodel
33754 CARMEL VALLEY RD.
CARMEL VALLEY

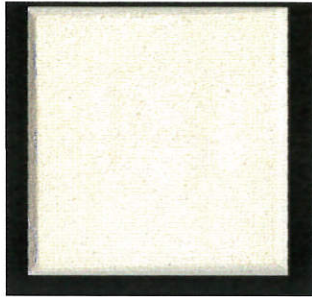
PROJECT NO. 1201
OWNER
CARMEL CUTTING HORSES,
INC.
P.O. BOX 901
CARMEL VALLEY CA 93924

SHELI HILL
PROPOSED ELEVATIONS

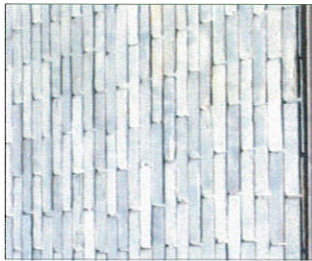
SCALE: 1/8" = 1'-0"
DRAWN BY: D. HOWE
PRINT DATE:
DRAWING DATE: SEP. 4, 2004
DATE ISSUED FOR CONSTRUCTION
REVISIONS

FILE: 1201 ELEVATIONS - NEW ELEV.
THIS SET OF DRAWINGS AND SPECIFICATIONS IS PREPARED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT'S FIRM AND OFFICE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF DRAWINGS AND SPECIFICATIONS. THE ARCHITECT'S FIRM AND OFFICE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF DRAWINGS AND SPECIFICATIONS. THE ARCHITECT'S FIRM AND OFFICE ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF DRAWINGS AND SPECIFICATIONS.

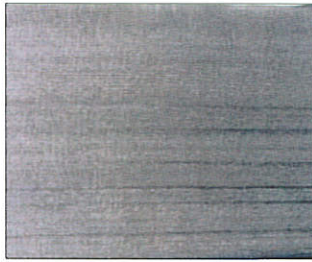
SHEET NAME
A3.3
SHEET NO. 01 OF 01
SHEET TITLE



CAST STONE
MCA VALLEY CAST STONE



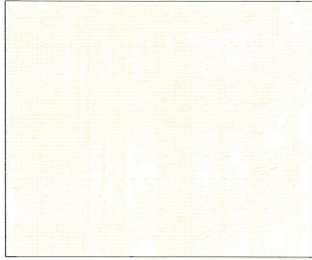
SLATE ROOFING
TO MATCH EXISTING BUILDING ON PROPERTY



WOOD TRIM
DAIRY PARTS 3/8" SLATE GRAY 3/8" TRANSPARENT OIL STAIN



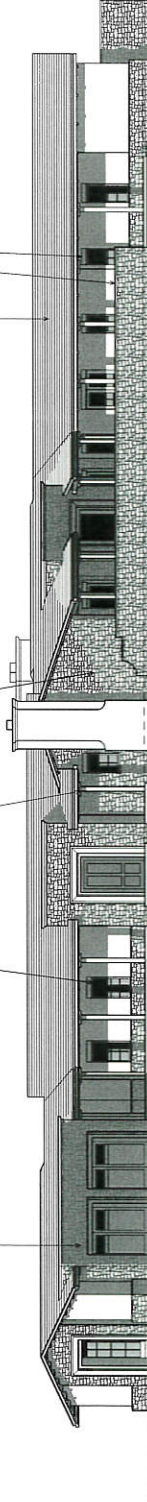
DOORS & WINDOWS
SCHOTTBA-REINER CROWN WOOD DOORS AND WINDOWS



CEMENT PLASTER
PAINT: BERRI WILLIAMS' TOUCHER TAY 39004

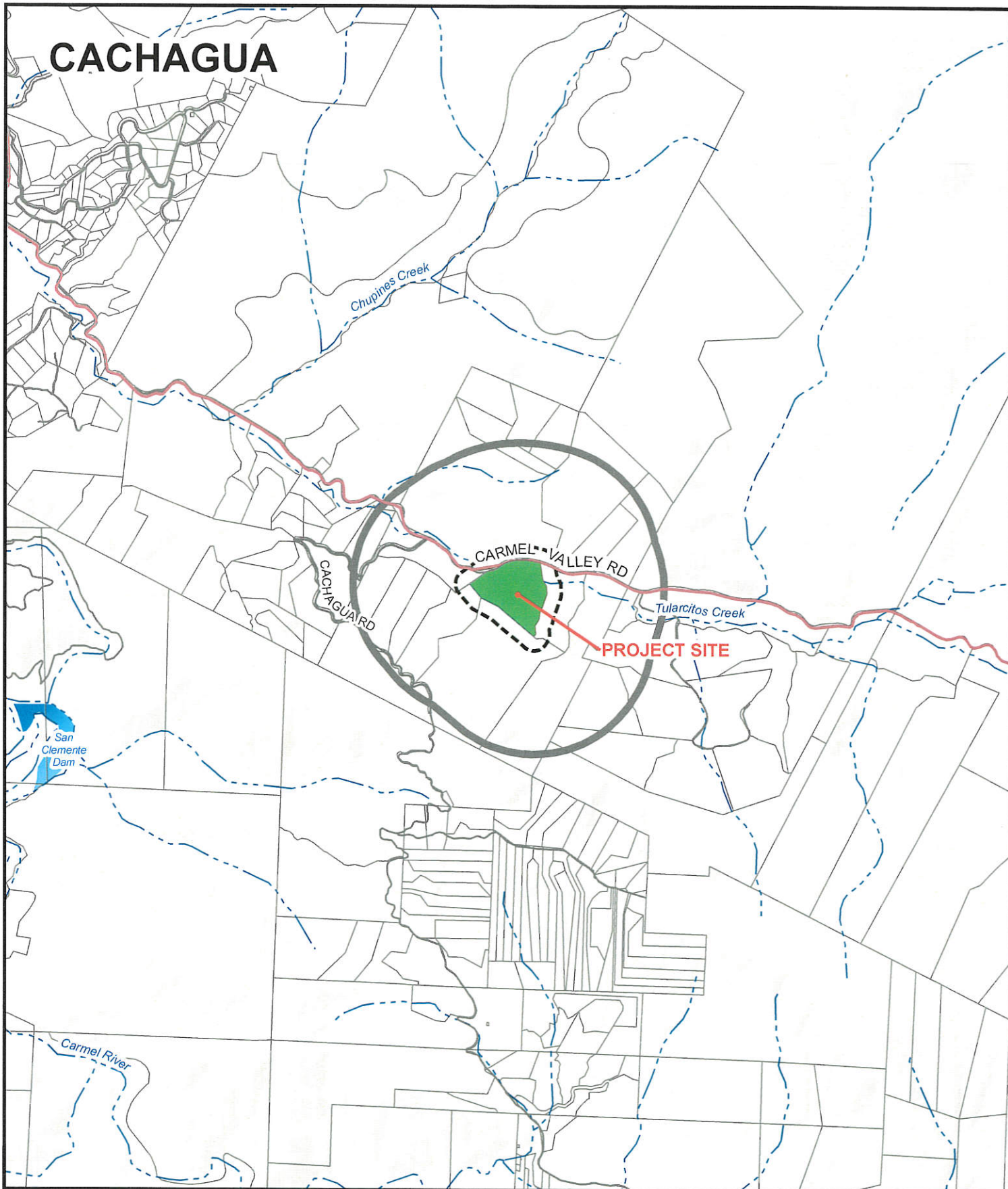


STONE VENEER
TO MATCH EXISTING BUILDING ON PROPERTY



WEST ELEVATION

CACHAGUA



APPLICANT: CARMEL CUTTING HORSE

APN: 197-211-011-000

FILE # PLN140520




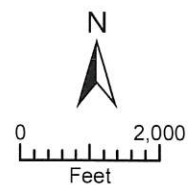
 2500' Limit  300' Limit  Water

Exhibit C
Page 1 of 1 Pages



PLANNER: BERNAL

EXHIBIT D

DESIGN

APPROVAL

PROJECT ADDRESS: 55177 E. CARMEL VALLEY RD.

PROPERTY OWNER: TOM DEREGT

Telephone: 659-3827

Address: 33750 E. CARMEL VALLEY RD.

Fax: _____

City/State/Zip: CARMEL, CA, 93924

Email: _____

APPLICANT: DOUG HOWE, FLETCHER & HARDIN

Telephone: 373-5855

Address: 769 PACIFIC ST.

Fax: _____

City/State/Zip: MONTEREY, CA, 93940

Email: DOUG@FLETCHERHARDIN.COM

AGENT: _____

Telephone: _____

Address: _____

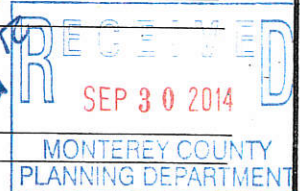
Fax: _____

City/State/Zip: _____

Email: _____

Mail Notices to: ☐ Owner ☒ Applicant ☐ Agent
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) SEE SHEET A3.1



MATERIALS TO BE USED: SEE SHEETS A3.2 & A3.3

COLORS TO BE USED: SEE SHEET A3.3

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit 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. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: Doug Howe

DATE: 7/9/14

FOR DEPARTMENT USE ONLY

ZONING: RG120-D

GENERAL/AREA PLAN: RG120

ADVISORY COMMITTEE: Monterey advisory

RELATED PERMITS: _____

PLANNER: _____

LUAC REFERRAL: _____

☐ YES ☒ NO

DOES THIS CORRECT A VIOLATION? ☐ YES ☒ NO

☐ YES ☒ NO

WITHIN ARCH BUFFER ZONE? ☐ YES ☒ NO

☐ YES ☒ NO

ON SEPTIC SYSTEM? (REFER TO EMB) ☒ YES ☐ NO

☒ YES ☐ NO

DECISION: ☒ ADMINISTRATIVE ☐ PUBLIC HEARING

LEGAL LOT: 10/22 RM 70

☒ YES ☐ NO

GIVEN OUT BY: James

DATE: 7/9/14

ACCEPTED BY: _____

DATE: _____

COMMENTS: Arch. rep. required and possible first depending year house was built.

ADVISORY COMMITTEE RECOMMENDATION

☒ Support as proposed

☐ Support with changes

For: 6 Against: 0 Abstain: - Absent: 1

Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes: None

Signature: Fidly Schneider

Date: 9/24/14

APPROPRIATE AUTHORITY: ☒ DIRECTOR OF PLANNING

☐ ZONING ADMINISTRATOR

☐ PLANNING COMMISSION

ACTION: ☐ APPROVED

☐ DENIED

CONDITIONS: _____

APPROVED BY: _____

DATE: _____

PROCESSED BY: _____

DATE: _____

COPY TO APPLICANT: ☐ IN PERSON

OR

☐ MAILED

DATE: _____

- שטח

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Date JUL-1 31 2014

DA Request Form (Inland) Rev. 07-19-2012

POLICY REFERENCE BASED ON TOPIC	
GENERAL PLAN AMENDMENT	LU-1.7, LU-2.18, LU-2.19, LU-2.21, LU-2.23, LU-2.24, LU-2.27, LU-2.29, LU-6.5, LU-9.6 thru LU-9.8, GS-1.11, CSV-1.4, PS-3.1, OS-5.20, OS-8.6,
WITHIN CITY SPHERE OF INFLUENCE OR MEMORANDUM OF UNDERSTANDING	LU-2.14 THRU LU-2.19, AG-1.12, GS-1.14
COMMUNITY AREAS	LU-1.8, LU-1.19, LU-2.3, LU-2.10 thru LU-2.12, LU-2.20 thru LU-2.27, LU-2.29, LU-9.5, C-1.1, OS-3.6, OS-5.17, OS-8.6, OS-9.2, OS-10.10, T-1.7, AWCP-3.4A, NC-1.5, GS-1.1, GS-1.13, AG-1.3, AG-1.4, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, PS-11.14, S-2.5, S-5.17, S-6.4, S-6.5,
RURAL CENTERS	LU-1.8, LU-1.19, LU-2.3, LU-2.11, LU-2.12, LU-2.26 thru LU-2.32, OS-5.17, OS-9.2, OS-10.10, T-1.7, T-1.8, AWCP-3.4A, NC-1.5, GS-1.13, AG-1.3, PS-1.1, PS-1.2, PS-3.1, PS-4.13, PS-5.1, PS-8.2, S-5.17, S-6.5,
SPECIAL TREATMENT AREAS	T-1.4, T-1.8, GS-1.1 thru GS-1.3, GS-1.10, GS-1.12, GMP-1.6 thru GMP-1.9, CSV-1.1, CSV-1.3, CSV-1.5 thru CSV-1.7, CV-1.22, CV-1.23, CV-1.25, CV-1.27, CACH-1.5,
STUDY AREAS	GS-1.7, GS-1.11, CSV-1.4, CV-1.26
WINERY CORRIDOR	AG-4.1 thru AG-4.5, AWCP
DEVELOPMENT OUTSIDE COMMUNITY AREAS OR RURAL CENTERS	LU-1.19, S-2.7, OS-3.6
DEVELOPMENT ON SLOPES OVER 25%	LU-9.5, OS-3.5, OS-3.6, OS-3.9, S-1.2, CV-2.9, CV-6.2, CV-6.4, CV-6.5, FOMP-A-6, GMP-4.1, GS-1.1, GS-3.1, NC-1.3, NC-3.9, NC-3.10, T-3.6
CONVERSION TO AGRICULTURE	OS-3.5, OS-5.22, AG-1.6, AG-1.7, AG-1.12, AG-2.9, AG-3.3, NC-3.10, NC-3.11, CV-6.2, CV-6.4,
ROUTINE AND ON-GOING AG ACTIVITIES	AG-3.1 thru AG-3.3
NON-AG ADJACENT TO AG USES	LU-1.5, LU-2.8, AG-1.2, AG-2.8, CV-6.1, GS-1.1, T-1.8
AGRICULTURE (F, PG, & RG)	LU-3.1, LU-3.2, 6.0 – AGRICULTURE ELEMENT
FARM WORKER HOUSING	AG-1.6
AG EMPLOYEE HOUSING	AG-1.7
AG SUPPORT FACILITIES	AG-2.1 thru AG-2.9
RURAL RESIDENTIAL (LDR, RDR, & RC)	LU-2.34 thru LU-2.37
URBAN RESIDENTIAL (HDR & MDR)	LU-2.33
COMMERCIAL (LC, HC, & VPO)	LU-4.1 thru LU-4.8, ED-2.3, ED-4.2
INDUSTRIAL (AI, LI, & HI)	LU-5.1 thru LU-5.9, ED-2.3, ED-4.2
PUBLIC / QUASI PUBLIC (PQP)	LU-6.1 thru LU-6.5
AFFORDABLE HOUSING	LU-1.19, LU-2.11 thru LU-2.13, LU-2.23, LU-2.28, T-1.7, T-1.8, NC-1.5, GS-1.13, GMP-1.9, FOMP-H-1.1, FOMP-C.3, CV-1.6, CV-1.27
SECONDARY UNITS	LU-2.10, CV-1.6, GS-1.13, NC-1.5, T-1.7, PS-1.1
SUBDIVISION	LU-1.7, LU-9.3 thru LU-9.5, AG-1.3, NC-1.5, AWCP-3.5.A, T-1.5, T-1.7, GS-1.13, CV-1.6, CV-1.7, PS-1.1, PS-3.2, PS-3.9, PS-3.19, PS-4.9, PS-4.13, PS-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, OS-1.5, OS-1.10, OS-6.5, OS-7.5, OS-8.4,
LOT LINE ADJUSTMENT	LU-1.14 thru LU-1.16
OFF-SITE ADVERTISING	LU-1.10
EXTERIOR LIGHTING	LU-1.13
LANDSCAPING	OS-5.6, OS-5.14
TREE REMOVAL	OS-5.9, OS-5.10, OS-5.25, PS-12.10, CACH-3.4, CV-3.11, FOMP-C-1, FOMP-C-2.1 thru FOMP-C-2.5, GMP-3.3, GMP-3.5, GS-1.5, GS-1.8, GS-3.3, NC-3.4, T-3.7.
CIRCULATION (e.g. roads, transportation)	Chapter 2.0

EXHIBIT F
CACHAGUA
LUAC
MINUTES

FILE COPY
PUN140520

MINUTES
Cachagua Land Use Advisory Committee
Wednesday, September 24, 2014

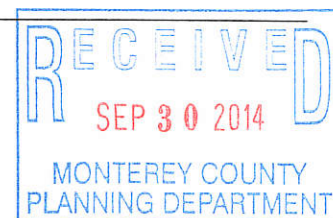
1. Meeting called to order by Fidela Schneider at 6:04 pm

2. **Roll Call**

Members Present: Kathy Herbermann, Sarah Haussermann, Fidela Schneider, Steve Ray,

Matthew Shea, & Tony Scardina (6)

Members Absent: Jack Galante (1)



3. **Approval of Minutes:**

a. April 24, 2013 minutes

Motion: Steve Ray (LUAC Member's Name)

Second: Sarah Haussermann (LUAC Member's Name)

Ayes: Herbermann, Haussermann, Schneider, Ray, Shea, Scardina (6)

Noes: 0

Absent: Galante (1)

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) Election of Officers:

LUAC member nominated for Chairperson: Matthew Shea

Motion: Tony Scardina (LUAC Member's Name)

Second: Kathy Herbermann (LUAC Member's Name)

Ayes: Herbermann, Haussermann, Schneider, Ray, Shea, Scardina (6)

Noes: 0

Absent: Galante (1)

Abstain: 0

LUAC member nominated for Secretary: Tony Scardina

Motion: Fidela Schneider (LUAC Member's Name)

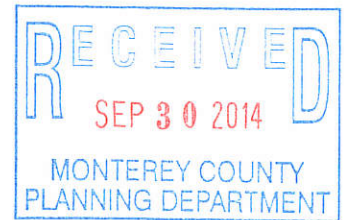
Second: Steve Ray (LUAC Member's Name)

Ayes: Herbermann, Haussermann, Schneider, Ray, Shea, Scardina (6)

Noes: 0

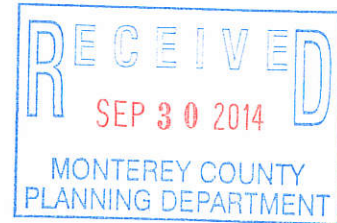
Absent: Galante (1)

Abstain: 0



C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



D) Announcements

- LUAC member, David Schiffman is deceased
- Chairperson, Fidela Schneider to step down from LUAC because of change to residence

7. Meeting Adjourned: 7:03 pm

Minutes taken by: Tony Scardina

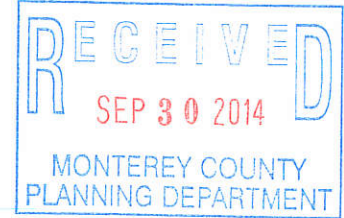
Action by Land Use Advisory Committee

Project Referral Sheet

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

Advisory Committee: **Cachagua**

Please submit your recommendations for this application by: **September 24, 2014**



Project Title: CARMEL CUTTING HORSES INC

File Number: PLN140520

File Type: ZA

Planner: BERNAL

Location: 33754 E CARMEL VALLEY RD CARMEL VALLEY

Project Description:

Design Approval to allow the demolition of an existing 3,711 square foot single family dwelling and built a new 4,105 square foot single family dwelling with a 802 square foot garage. The property is located at 33754 East. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-211-011-000), Cachagua Area Plan.

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

Doug Howe, Project Architect provided a brief explanation of the project plans & scope of work
Tom Dereg, Project Owner answered questions & provided historical overview

Was a County Staff/Representative present at meeting? Lucy Bernal (Name)
Provided project overview

PUBLIC COMMENT: None

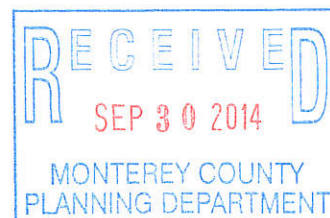
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION:

Motion by: Tony Scardina (LUAC Member's Name)

Second by: Matthew Shea (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Herbermann, Haussermann, Schneider, Ray, Shea, Scardina (6)

NOES: 0

ABSENT: Galante (1)

ABSTAIN: 0