

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 11, 2014	Agenda Item No.: 2
Project Description: Consider the Administrative Design Approval to allow the demolition of an existing 1,300 square-foot single family residence and the construction of an approximately 2,450 square-foot, one story, single family residence and approximately 784 square-foot, detached carport. Exterior finishes for the proposed residence consist of tan stucco, natural stone details and green standing-seam metal roofing, attached wood arbors and a stone patio wall are included as architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence.	
Project Location: 500 W Carmel Valley Road	APN: 189-012-001-000
Planning File Number: PLN140774	Owner: CALAMITY FARMS LLC Applicant/Agent: HARVEY WILL
Planning Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: : LDR/2.5 D-S-RAZ [Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays]	
CEQA Action: Categorically exempt per Section 15305 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project Categorically exempt per Section 15305 of the CEQA Guidelines; and
- 2) Approve the Administrative Design Approval (PLN140774), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The 18 acre subject property is located at 500 West Carmel Valley Road, Carmel Valley. In addition to the main residence the site contains five buildings consisting of worker housing, a storage shed, located immediately below the worker's housing barn; a stable and a hay barn. The residence has been altered over the years, and does not possess any historical integrity. The residence is also in poor condition at this time, therefore on October 30, 2014, Calamity Farms LLC applied for an Administrative Design Approval to allow the demolition of the existing 1,300 square-foot single family residence and the construction of a new 2,450 square-foot, one story, single family dwelling with a detached 784 square-foot carport.

OTHER AGENCY INVOLVEMENT: In addition to RMA – Planning, the following agencies and departments reviewed this project:

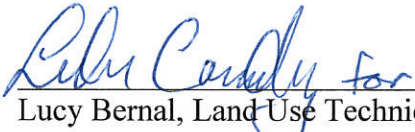
√ Environmental Health Bureau

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health have been incorporated into Condition Compliance attached to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) on November 17, 2014. The members of the LUAC recommended approving the project the following recommendation: change the proposed house color (white) to an earth tone color. On November 19, 2014 the applicant submitted new colors as recommended by the LUAC. The applicant now proposed tan stucco exterior walls, natural stone details and green standing-seam metal roofing; attached wood-arbors and a stone patio wall are included as architectural features.

The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence.

Note: The decision on this project is appealable to the Board of Supervisors.



Lucy Bernal, Land Use Technician
(831) 755-5235, bernal@co.monterey.ca.us
December 3, 2014

cc: Front Counter Copy; Zoning Administrator; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Lucy Bernal, Project Planner; Luke Connolly, RMA Services Manager; Calamity Farms LLC, Owner; Will Harvey, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer (Carmel Valley projects only); Planning File PLN140774

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval• Site Plan, Floor Plan and Elevations
	Exhibit C	Vicinity Map
	Exhibit D	Land Use Advisory Committee Minutes
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

This report was reviewed by  Luke Connolly.

EXHIBIT A

Project Information for PLN140774

Application Name:	Calamity Farms Llc	
Location:	500 W Carmel Valley Rd, Carmel Valley	
Applicable Plan:	Carmel Valley Master Plan	Primary APN: 189-012-001-000
Advisory Committee:	Carmel Valley Advisory Committee	Coastal Zone: No
Permit Type:	Design Approval	Final Action Deadline (884): 1/5/2015
Environmental Status:	Categorical Exemption	
Zoning:	LDR/2.5-D-S-RAZ(see note)	Land Use Designation: Rivers and Water Bodies Residential - Low Density 5 - 1 Acres/Unit

Project Site Data:

Lot Size:	784080	Coverage Allowed:	25%
Existing Structures (sf):		Coverage Proposed:	.0031%
Proposed Structures (sf):	3284	Height Allowed:	30
Total Sq. Ft.:	3284	Height Proposed:	16'6
Special Setbacks on Parcel:		FAR Allowed:	N/A
		FAR Proposed:	N/A

Resource Zones and Reports:

Seismic Hazard Zone:	III VI UNDETERMINED	Soils Report #:	LIB130307
Erosion Hazard Zone:	High Moderate Low	Biological Report #:	N/A
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	N/A
Flood Hazard Zone:	X (shaded) AE X (unshaded)	Geologic Report #:	N/A
Archaeological Sensitivity:	high	Archaeological Report #:	LIB130134
Visual Sensitivity:	Sensitive	Traffic Report #:	N/A

Other Information:

Water Source:	CAL-AM	Grading (cubic yds.):	0
Water Purveyor:	CAL-AM	Sewage Disposal (method):	SEPTIC SYSTEM
Fire District:	Monterey County Regional FPD	Sewer District Name:	SEPTIC SYSTEM
Tree Removal:	0		

**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:

CALAMITY FARMS LLC (PLN140774)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving Administrative Design Approval to allow the demolition of an existing 1,300 square-foot single family residence and the construction of an approximately 2,450 square-foot, one story, single family residence and approximately 784 square-foot, detached carport. Exterior finishes for the proposed residence consists of tan stucco, natural stone details and green standing-seam metal roofing; attached wood arbors and a stone patio wall are included as architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence.

[PLN140774, Calamity Farms LLC, 500 West Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan (APN: 189-012-001-000)]

The CALAMITY FARMS LLC application (PLN140774) came on for public hearing before the Monterey County Zoning Administrator on December 11, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is an Administrative Design Approval to allow the demolition of an existing 1,300 square-foot single family residence and the construction of an approximately 2,450 square-foot, one story, single family residence and approximately 784 square-foot, detached carport. Exterior finishes for the proposed residence consist of tan stucco, natural stone details and green standing-seam metal roofing, attached wood arbors and a stone patio wall are included as architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence.
EVIDENCE: a) An application for a Design Approval was submitted on October 30, 2014.

- b) 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 LDR/2.5 D-S-RAZ, which allows for a single family dwelling; therefore the project is an allowed use for this site.
- c) On November 26, 2014 notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to be interested in the application.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140774.

2. **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 1982/2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);
 No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project is a Design Approval subject to review by the Zoning Administrator.
 - c) On November 17, 2014 the members of the LUAC recommended approving the project with the following recommendation: change the proposed house color (white) to an earth tone color. On November 19, 2014, the applicant submitted new colors as recommended by the LUAC.
 - d) The project planner conducted a site inspection on October 27, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140774.

3. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) The colors and materials consist of the following: tan stucco, natural stone details and green standing-seam metal roofing; attached wood arbors and a stone patio wall are included as architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence. The proposed

colors and materials are consistent with neighborhood character, and assure visual integrity without imposing undue restrictions on private property.

- b) The project planner conducted a site inspection on October 27, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA – Planning for the proposed development are found in Project File PLN140774.

4. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small structures such as single family dwellings and carports.
 - b) No adverse environmental effects were identified during staff review of the development application or during a site visit on October 27, 2014.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA – Planning for the proposed development are found in Project File PLN140774.

5. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 21.44 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

- 1) Find the project Categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approve the Administrative Design Approval to allow the demolition of an existing 1,300 square-foot single family residence and the construction of an approximately 2, 450 square-foot, one story, single family residence and approximately 784 square-foot, detached carport. Exterior finishes for the proposed residence consists of tan stucco, natural stone details and green standing-seam metal roofing; attached wood arbors and a stone patio wall are included as architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence.

PASSED AND ADOPTED this **xxxx** day of **xxxx**, 2014.

Jacqueline R. Onciano, 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]

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 Monterey County RMA-Planning and RMA-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 RMA Planning

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

PLN140774

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative Design Approval (PLN140774) to allow the demolition of an existing 1,300 square-foot single family residence and the construction of an approximately 2,450 square-foot, one story, single family residence and approximately 784 square-foot, detached carport. Exterior finishes for the proposed residence consist of tan stucco, natural stone details and green standing-seam metal roofing; attached wood arbors and a stone patio wall are included architectural features. The carport consists of horizontal wood siding and a standing-seam metal roof with colors to match the main residence. The property is located at 500 West 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: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Design Approval (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 189-012-001-000 on December 11, 2014]. The permit was granted subject to 3 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 Prior to the issuance of grading and building permits or commencement of use, the
Action to be Performed: Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

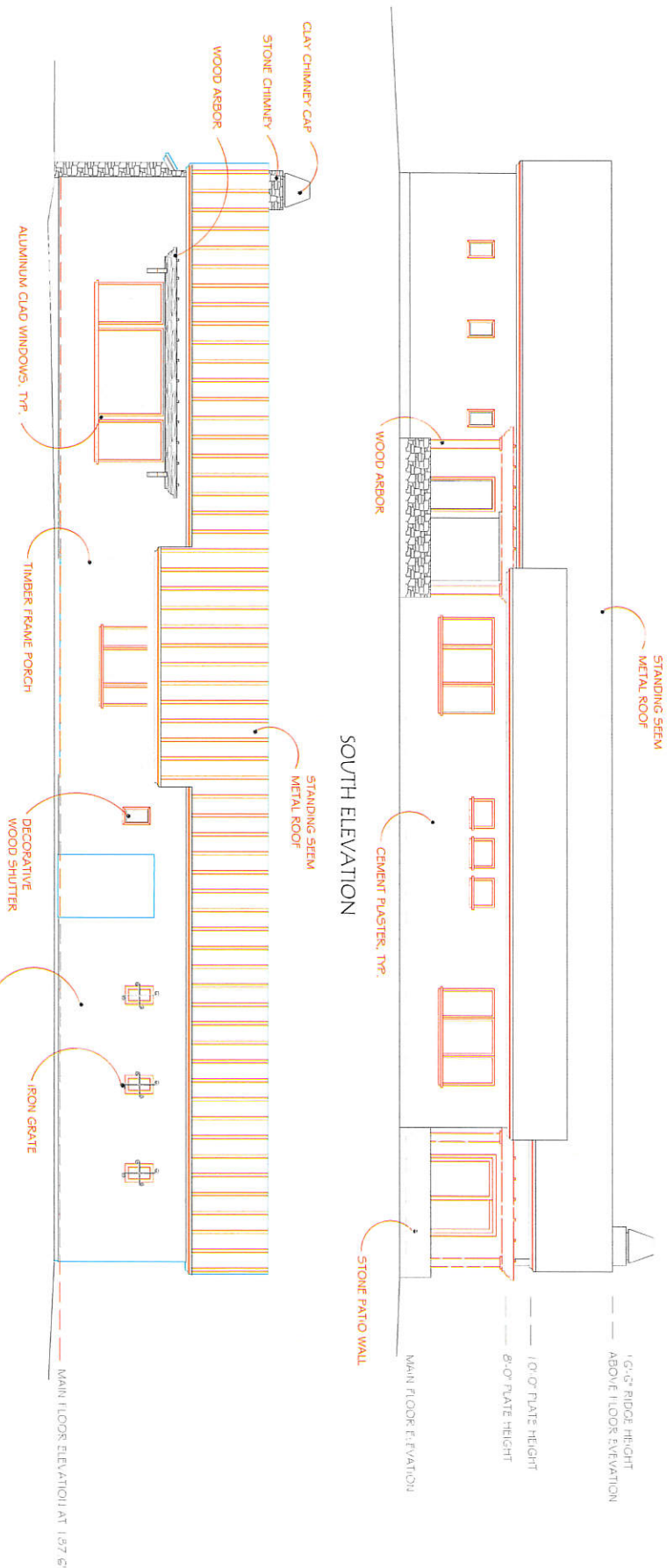
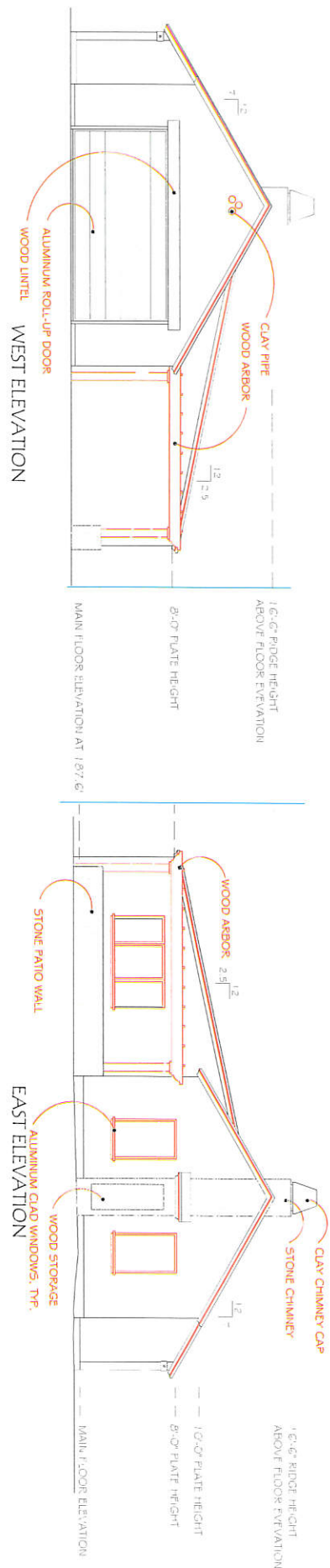
Responsible Department: RMA-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Action to be Performed:

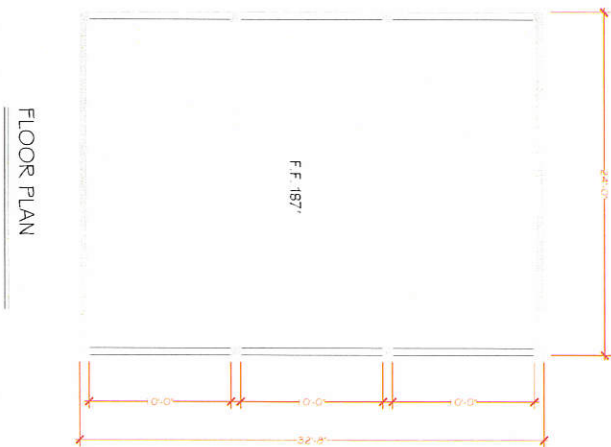
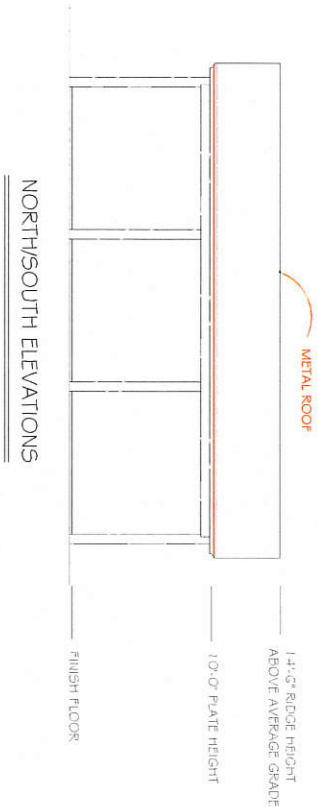
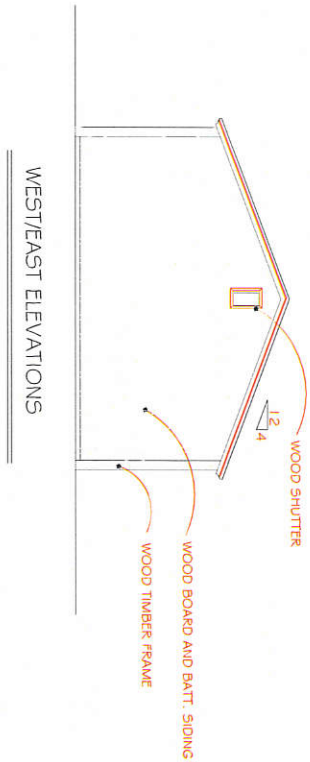
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet)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



EXTERIOR ELEVATIONS RESIDENCE : 2 BEDROOMS WITH BATH & LAUNDRY





PROPOSED CARPORT

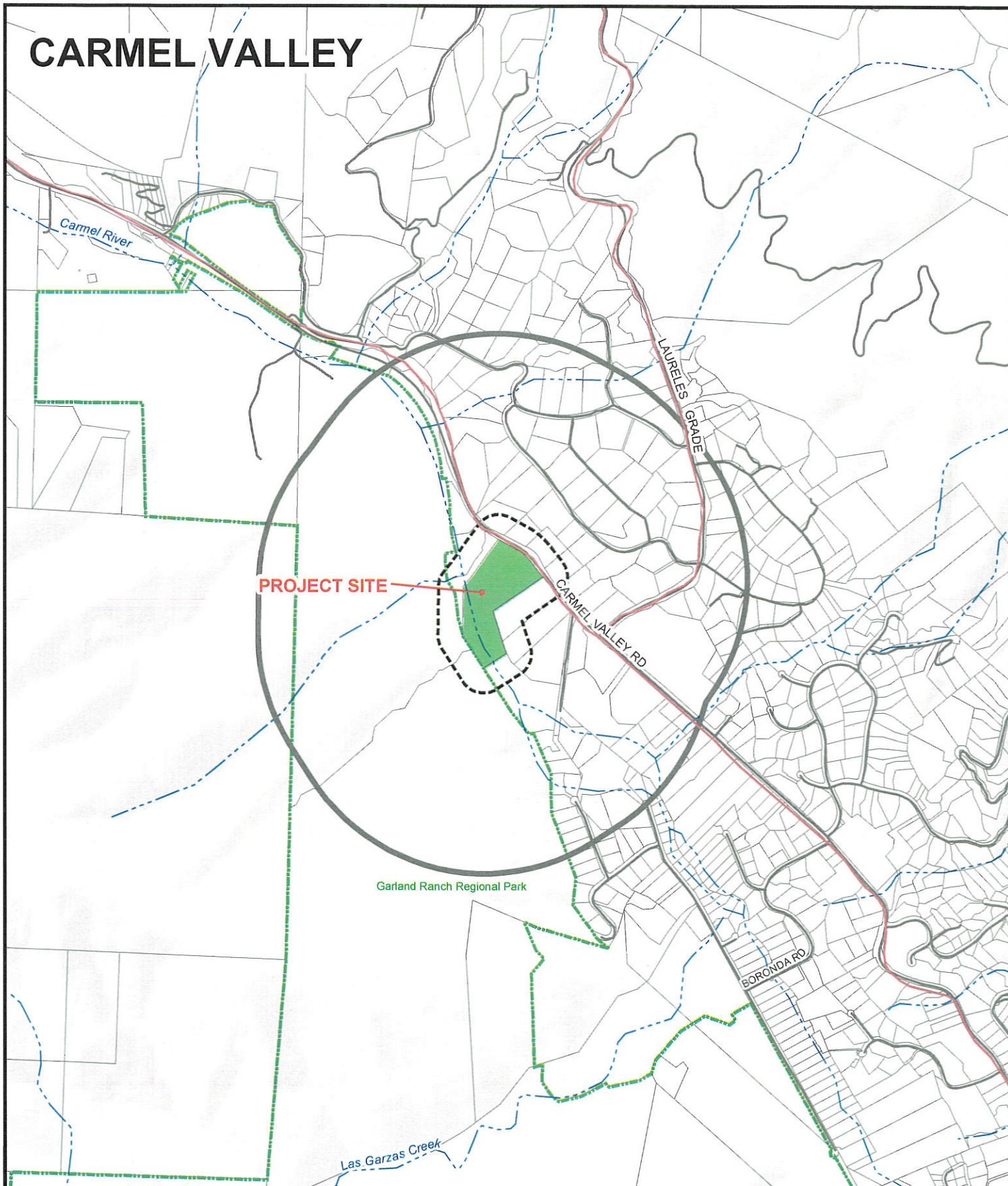
PROJECT LOCATION
SHARP ENGINEERING INCORPORATED
 1150 FREMONT BLVD # 105515
 SEASIDE CA 95955
 851-915-9124

PROJECT
CALAMITY FARMS, LLC
 800 W. CARMEL VALLEY RD
 CARMEL VALLEY 95024
 MONTEREY COUNTY
 A.P.N. 189-092-001

CALAMITY FARMS
 PROPOSED PASTURE AND EASEMENT FENCE
 500 W. CARMEL VALLEY ROAD, CARMEL VALLEY

DESIGNED BY	DATE
CHECKED BY	DATE
REVIEWED BY	DATE
NOTED BY	DATE
SCALE	1/4" = 1'-0"
SHEET NUMBER	

CARMEL VALLEY

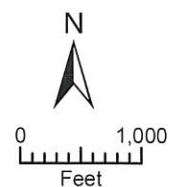


APPLICANT: CALAMITY FARMS LLC

APN: 189-012-001-000

FILE # PLN140774

2500' Limit 300' Limit Water



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: **November 17, 2014**

Project Title: CALAMITY FARMS LLC

File Number: PLN140774

File Type: ZA

Planner: BERNAL

Location: 500 W CARMEL VALLEY RD CARMEL VALLEY

Project Description:

Design Approval to allow the demolition of an existing 1,300 square foot single family dwelling with a new 2,450 square foot single family dwelling with detached 784 square foot carport. The colors and materials to match existing dwelling with stucco. 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 X No _____

Will Harvey

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

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)
White walls stand out	Master Plan	Change color to an earthtone

ADDITIONAL LUAC COMMENTS

Change existing office to earthtone

RECOMMENDATION :

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

Second by: Brian Rasmussen (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 8 (Brennan, Franklin, Burbidge, Addison, Anzini, Agron, MacClelland, Rasmussen)

NOES: 0

ABSENT: 0

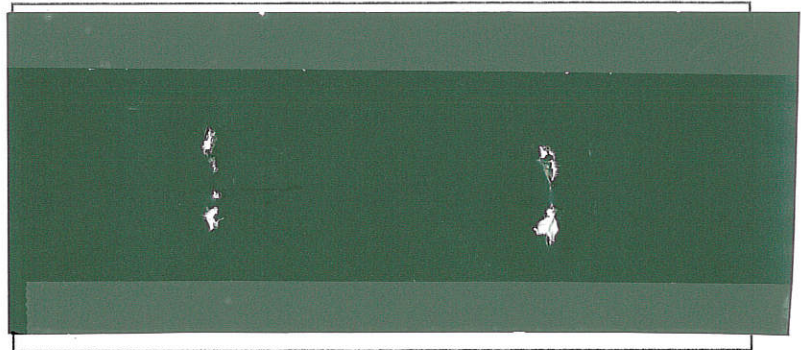
ABSTAIN: 0

COLOR SAMPLES FOR PROJECT FILE NO.

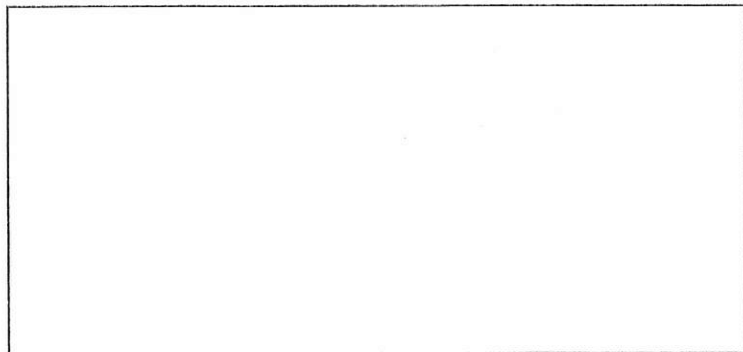
PIN 140774



Materials: Stucco Colors: Earth tone - Tropical Tan
Description: External walls



Materials: Metal Colors: Earth tone - Moss Green
Description: External trim and roof. (same as current)



Materials: _____ Colors: _____
Description: _____

Existing Residence



Existing house to be demolish & rebuilt a
new 2450 sf SFD with detached 784 sf
carport

10/26/2014 22:18

