

RESOLUTION NO. 010366

A.P.# 416-122-032-000

In the matter of the application of  
**Ronald & Jacquie De Hoff (PLN010366)**

**FINDINGS & DECISION**

for an Administrative Permit in a Visually Sensitive area in accordance with Title 21 (Zoning) Chapter 21.70 (Administrative Permits) of the Monterey County Code, to allow for the remodel of an office and exercise room, a 294 sq. ft. first story and 577 sq. ft. second story additions to the existing two story single family dwelling and to allow for the construction of an attached 700 sq. ft. Senior Citizen Unit, located at 25988 Colt Lane, Carmel Valley north of the intersection of Saddle Road and Colt Lane, Hidden Hills Subdivision, Los Laureles area, came on regularly for meeting before the Zoning Administrator on March 28, 2002.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING:** The subject Administrative Permit and Design Approval (PLN010366), as described in Condition #1 and as conditioned, conforms to the plans, policies, requirements and standards of the General Plan, the Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 25988 Colt Lane in the Hidden Hills area of the Carmel Valley. The parcel is zoned "RDR/5.1" Rural Density Residential, 5.1 acres per unit. The site is physically suitable for the use proposed.  
**EVIDENCE:** The application and plans submitted for the Coastal Administrative Permit in project file PLN010366 at the Monterey County Planning and Building Inspection Department.  
**EVIDENCE:** The Geotechnical Report prepared by Haro, Kasunichand Associates Consulting Geotechnical and Coastal Engineers, dated April 6, 1987, with recommendations.  
**EVIDENCE:** Design Approval Request form with plans recommended for approval by a 2-0 vote by the Greater Monterey Peninsula Land Use Advisory Committee.  
**EVIDENCE:** The project has been reviewed by the Monterey County Planning and Building Inspection Department, Salinas Rural Fire Protection District, Monterey County Water Resources Agency, Monterey County Public Works Department, Monterey County Parks Department and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
2. **FINDING:** The proposed project will not have a significant environmental impact.  
**EVIDENCE:** Section 15301(e) of the Monterey County CEQA Guidelines categorically exempts additions to single-family residences of less than 2000 square feet from environmental review. No adverse environmental impacts were identified during staff review of the project application.
3. **FINDING:** Based upon the District's water allotment system, the County of Monterey has established a system of priority distribution of water allocation for properties within its own jurisdiction. Current information available to the County indicates that the County's share of water under the District's allotment system, over which the County has no control, has been exhausted to the point that the County is unable to assure that property owners who do or have obtained development permits for their properties will be able to proceed with their development

projects.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

4. FINDING: In view of the preceding finding, and the fact that the present application for a administrative permit otherwise meets all County requirements, the County approves the application subject to the determination by the Monterey County Water Resources Agency, in the form of a water availability certification, that water is available for the project and the applicant being able to obtain a water use permit.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.

5. FINDING: The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying material, was reviewed by the Department of Planning and Building Inspection, Public Works, Parks, Salinas Rural FPD, Environmental Health Division, and the Water Resources Agency. The preceding departments 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 or the county in general.

6. FINDING: The project is appealable to the Planning Commission.

EVIDENCE: Sections 21.80.040A and 21.80.050 of the Monterey County Zoning Ordinance.

### **DECISION**

THEREFORE, it is the decision of said Zoning Administrator, that said application for an Administrative Permit be granted as shown on the attached sketch, and subject to the following conditions:

1. The subject Administrative Permit and Design Approval (PLN010366) allows for 1,678 square feet of additions to a single-family dwelling and relocation of existing septic tank. The property is located at 25988 Colt Lane, Hidden Hills area, Carmel Valley. 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

**Prior to the Issuance of Grading and Building Permits:**

2. The applicant shall record a notice which states: "A permit (Resolution No. 010366) was approved by the Zoning Administrator for Assessor's Parcel Number 416-122-032-000 on March 28, 2002. The permit was granted subject to 14 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. If applicable, the applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**
4. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property in the form of an approved water release form. **(Water Resources Agency)**
5. A drainage plan shall be prepared by a registered civil engineer or architect to address on-site impacts. Storm water runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. **(Water Resources Agency)**
6. Prior to issuance of a building permit, Applicant shall provide to the Director of Environmental Health written certification and any necessary certification from State agencies that Cal Am-Hidden Hills can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. **(Health Department)**
7. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Salinas Rural Fire District)**
8. Remove flammable vegetation from within 30 feet of structures. Limbs of trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. **(Salinas Rural Fire District)**
9. Roof construction shall be a Class Q or Class B, with fire resistive materials, or as approved by Reviewing Authority. This requirement shall apply to all new construction and existing roofs that are repaired or modified so as to affect 50% or more of the roof. **(Salinas Rural Fire District)**
10. When construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent or temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be in Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8 inch stroke and contrasting with the background colors of the sign. **(Salinas Rural Fire District)**

**Prior to Final Building Inspection/Occupancy:**

- 11. All construction shall conform to the recommendations in the Geotechnical Report prepared for this project. **(Planning and Building Inspection)**
- 12. The root system of the oak trees near the dwelling and garage shall be protected by bridging during grading and construction. All oak trees shall be preserved the provide stability for the slope areas. **(Planning and Building Inspection)**
- 13. The applicant shall comply with Ordinance No. 3932 of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
  - a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
  - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**

**Continuous Permit Conditions:**

- 14. 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 (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection 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 the discovery. **(Planning and Building Inspection)**

**PASSED AND ADOPTED** this **28th** day of **March, 2002**.

Original Signed By:

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LYNNE MOUNDAY  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION 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 90<sup>th</sup> 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 and Building Inspection Department office in Marina.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.