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In the matter of the application for  
**Khing & Yvonne Han (DA020380)**

**FINDINGS AND DECISION**

for a Design Approval, in accordance with Title 21, Chapter 21.74 of the Monterey County Code, to allow the construction of a 81 sq. ft. first story sunroom addition and 1,560 sq. ft. second story addition (including deck) to an existing one story single family dwelling. Materials and colors to match the existing residence, located at 25685 Tierra Grande Road, Carmel, northeasterly of the intersection of Tierra Grande Road and Doud Road, Carmel Valley area, came on regularly for hearing before the Zoning Administrator on January 30, 2003.

1. **FINDING:** The subject Design Approval (DA020380), as described is consistent with the plans, policies, requirements and standards of the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21). The project is located at 25685 Tierra Grande Rd in the Carmel Valley area. The parcel is zoned "LDR/B-6-D-S" or Low Density Residential, Building Site District 6 (Assessor's Parcel Number 169-271-003-000), northeasterly of the intersection of Tierra Grande Rd and Doud Rd, Carmel Valley area. The site is physically suitable for the use proposed.  
**EVIDENCE:** The application and plans submitted for the Design Approval Request, drawings, and a statement of materials and colors to be used located in project file DA 020380 at the Monterey County Planning and Building Inspection Department.  
**EVIDENCE:** There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate that the site is not suitable for the use proposed.
2. **FINDING:** The project proposed is consistent with policies 26.1.32 and 26.1.9.1 of the Carmel Valley Master Plan dealing with ridgeline development and the potential visual impacts to neighboring views. In December 2002, staff evaluated the staking of the addition from several perspectives including the view from the Price residence. The existing view from the Price residence expands panoramically above the roofline of the Han addition. Thus staff determined that the proposed addition is not ridgeline and will not have a "*significant*" impact on the view from the Price residence.  
**EVIDENCE:** The onsite inspection of the proposed development by staff in December 2002 pursuant to the Carmel Valley Master Plan and the County Wide Staking and Flagging Criteria.
3. **FINDING:** The proposed project will not have a significant environmental impact.  
**EVIDENCE:** Section 15301(e) of the State CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.

4. **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:** Preceding findings and supporting evidence.
5. **FINDING:** The decision on this project is appealable to the Board of Supervisors.  
**EVIDENCE:** Section 21.44.070 of the Monterey County Zoning Ordinance (Title 21).

### DECISION

THEREFORE, it is the decision of said Zoning Administrator, that said application for a Design Approval be granted as shown on the attached sketch, subject to the following conditions:

1. The subject Design Approval allows for the construction of an approximately 81 sq. ft first-story sunroom addition and a 1560 sq. ft. second-story addition. The property is located at 25685 Tierra Grande Rd (Assessor's Parcel Number 169-271-003-000), northeasterly of the intersection of Tierra Grande Rd and Doud Rd, Carmel Valley area. 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)**
2. The approved materials and colors to be used for the residence shall be consistent with Design Approval submittal and match the existing residence, consisting of batt and board siding (beige) wood trim (teal) and Spanish tile roofing materials. **(Planning and Building Inspection)**
3. The applicant shall record a notice which states: "A permit (Resolution DA020380) was approved by the Monterey County Zoning Administrator for Assessor's Parcel number 169-271-003-000 on January 30, 2003. The permit was granted subject to 3 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)**

PASSED AND ADOPTED this 30th day of January, 2003.

Original Signed By:

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LYNNE MOUNDAY  
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS 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 Monterey.

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