

MIKE NOVO  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 030542

A. P. # 169-121-016-000

In the matter of the application of  
**William & Kim Graham (PLN030542)**

**FINDINGS & DECISION**

to allow a Combined Development Permit in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of an Administrative Permit to allow construction of a 1,346 sq. ft. two-story addition (first story of 600 sq. ft. garage and second story of 680 sq. ft.) to a 960 sq. ft. one-story house; a Use Permit for development in the Carmel River Flood Plain; and Design Approval. The property is located at 27665 Selfridge Lane, Carmel, west of Carmel Valley Road, Carmel Valley area, came on regularly for meeting before the Zoning Administrator on August 12, 2004.

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

**1. FINDING: CONSISTENCY & SITE SUITABILITY –**

- (a) The Graham Combined development Permit as described in Condition #1 and as conditioned is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, the Carmel Valley Master Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance (Title 21).
- (b) The property is located at 27665 Selfridge Lane, Carmel Valley (Assessor's Parcel Number 169-121-016-000), west of Carmel Valley Rd and Selfridge Lane, Carmel Valley Master Plan area.
- (c) The site is physically suitable for the use proposed.

**EVIDENCE:** (a) The application and plans submitted for the Combined Development permit are found in file PLN030542 at the Monterey County Planning and Building Inspection Department.

- (b) Staff conducted a site visit on August 7, 2003 to verify that the proposed project complies with regulations in Title 21, as well as policies in the Carmel Valley Master Plan Area Plan. The proposed project will not have a significant adverse effect on the public viewshed as conditioned.
- (c) The Carmel Valley Land Use Advisory Committee reviewed the Combined Development Permit and Design Approval and recommended approval by a vote of 3-0 on May 3, 2004. The LUAC expressed a concern about verifying dimensions, down lighting, shielding or covering skylights.
- (d) The project has been reviewed and found in compliance under Monterey County Ordinance 21, sections 21.14.030(A) and (F) and 21.44.010 and 21.45.010.
- (e) The project has been reviewed by the Monterey County Planning and Building Inspection Department, Carmel Valley Fire Protection District, 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: CEQA (Exempt)** - The project is exempt from environmental review.  
**EVIDENCE:** CEQA Guidelines Section 15301 (e) categorically exempts existing structure additions from environmental review.  
No adverse environmental effects were identified during staff review of the development application and during the site visit. There are no environmentally sensitive habitats or trees that would be impacted. There are no unusual circumstances related to the project or property. Visual impacts would not be significant.
- 3. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.  
**EVIDENCE:** Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.
- 4. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvement in the neighborhood; or to the general welfare of the County.  
**EVIDENCE:** Preceding findings and supporting evidence.
- 5. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.  
**EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

## **DECISION**

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

**PASSED AND ADOPTED** this 12th day of August, 2004.

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