

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**NOEL ROBERT H & NANCY W (PLN140931)**

**RESOLUTION NO. 15-008**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically exempt per section 15303 of the CEQA Guidelines; and
- 2) Approving the Administrative Design Approval to allow a 514 square-foot addition, including front and rear porches to an existing 750 square foot residence Colors and materials to match existing residence.

PLN140931 Noel Robert H & Nancy W, 24731 Dolores Street, Carmel (Assessor's Parcel Number 009-103-016-000), Carmel Land Use Plan, Coastal Zone.

**The Noel application (PLN140931) came on for public hearing before the Monterey County Zoning Administrator on February 12, 2015. 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 Administrative Design Approval to allow a 514 square-foot addition, including front and rear porches to an existing 750 square foot residence Colors and materials to match existing residence  
**EVIDENCE:**
  - a) 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 PLN140931. On November 25, 2014 Mr. Noel applied for Administrative Design Approval to allow a 514 square-foot addition, including front and rear porches to an existing 750 square foot residence Colors and materials to match existing residence.
  - b) The property is located at 24731 Dolores Street, Carmel, Carmel Land Use Plan ( Assessor's Parcel Number 009-103-016-000) The parcel is zoned MDR/2-D-(CZ)), which allows for a single family dwelling; therefore, the project is an allowed land use for this site.
  - c) On December 5, 2014 a Notice of Pending Administrative Design Approval was mailed to all property owners within 300 feet on the subject property. Notices of the pending approval were posted at the project site and were mailed to all parties that the Director has reason to know may 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 PLN140931.

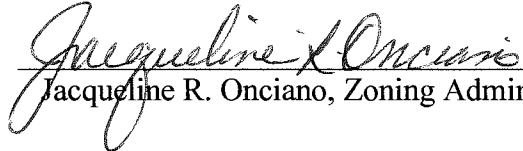
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - Carmel Land Use Plan
    - Monterey County Zoning Ordinance (Title 20);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 Highlands Land Use Advisory Committee (LUAC) for review.
  - c) The project planner conducted a site inspection on January 16, 2015 to verify that the project on the subject parcel conforms to the plans listed above.
  - 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 PLN140931.
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 material will be consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.
  - b) The project planner conducted a site inspection on January 16, 2015 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 PLN140931.
4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempt single family dwelling.
  - b) No adverse environmental effects were identified during staff review of the development application or during a site visit on January 16, 2015
  - 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 PLN140931.
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 a 514 square-foot addition, including front and rear porches to an existing 750 square foot residence Colors and materials to match existing residence, materials and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of February 2015

  
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

MAR 03 2015

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 MAR 13 2015

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.

# Monterey County RMA Planning

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

PLN140931

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval (PLN140931) allows to allow a 514 square-foot addition, including front and rear porches to an existing 750 square foot residence . The property is located at 24731 Dolores Street, Carmel (Assessor's Parcel Number 009-103-016-000), Carmel Land Use 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.

(RMA - Planning)

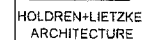
**Compliance or  
Monitoring  
Action to be Performed:**

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.





115 CANARY ROW - SUITE A  
MONTREAL, CA 93101  
PH: 651.643.0721  
FAX: 651.649.6793  
www.mhlc.com

DATE:	01/22/14
SCALE:	1/4"=1'-0"
DRAWN BY:	CS
CHECKED BY:	CS
REVISION:	



## NOTES

1. ALL ARROWS TO BE REPLACED IN SHING ARROWS  
PAINTED - MATCH (B)  
2. (B) MATERIALS (F) TO REMAN JOB

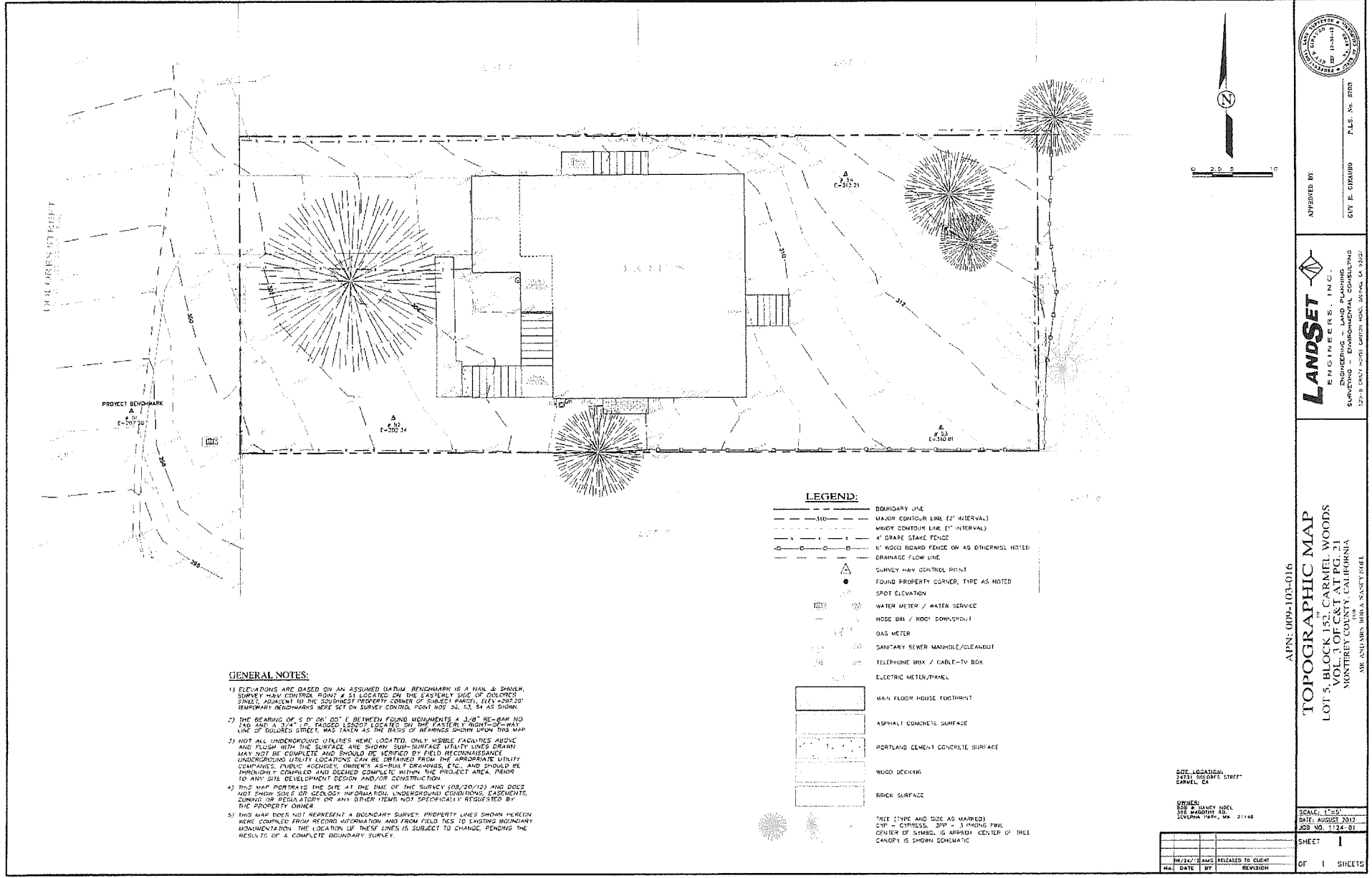


**PROPOSED ELEVATIONS - OPTION B**

NOEL RESIDENCE

24731 DOLORES  
CARMEL, CA 93921  
A.P.N. 009-103-016

### A3.1



**GENERAL NOTES:**

- 1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. BENCHMARK IS A NAIL & SHANK SURVEY MARK CONTROL POINT # 51 LOCATED ON THE EASTERLY SIDE OF COLORES STREET, ADJACENT TO THE SOUTHWEST PROPERTY CORNER OF SUBJECT PARCEL. ELEVATION 2002.20'. TEMPORARY BENCHMARKS WERE SET ON SURVEY CONTROL POINT NOS. 52, 53, 54 AS SHOWN.
- 2) THE BEARING OF  $S 0^{\circ} 06' 00'' E$  BETWEEN FOUND MONUMENTS A 3.0" RE-BAH NO. 249 AND A 3/4" I.P. PAGED LINDOT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORES STREET, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.
- 3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE PERMANENTLY CORRELATED AND CORRECTED COMPLETE WITHIN THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/20/12) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- 5) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

**LEGEND:**

- BOUNDARY LINE
- MAJOR CONTOUR LINE (2' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- 4" GRAPE STAKE FENCE
- 6" WOOD BOARD FENCE OR AS OTHERWISE NOTED
- DRAINAGE FLOW LINE
- SURVEY MARK CONTROL POINT
- FOUND PROPERTY CORNER, TYPE AS NOTED
- SPOT ELEVATION
- WATER METER / WATER SERVICE
- HOSE BIB / ROOF DOWNSPOUT
- GAS METER
- SANITARY SEWER MANHOLE/CLEANOUT
- TELEPHONE BOX / CABLE-TV BOX
- ELECTRIC METER/PANEL
- MAIN FLOOR HOUSE FOOTPRINT
- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- MUDG DECKING
- BRICK SURFACE

SITE LOCATION:  
24731 REDBERRY STREET  
CARMEL, CA

DRAWN BY:  
BOB & JANEY ROEL  
308 MAUNTING RD.  
JULIPAR PARK, CA 95024

APN: 009-103-016

**TOPOGRAPHIC MAP**  
LOT 5, BLOCK 152, CARMEL WOODS  
VOL. 3 OF C&T AT PG. 21  
MONTEREY COUNTY, CALIFORNIA  
MR. AND MRS. MURRAY SANCY ROEL

SCALE: 1"=5'  
DATE: AUGUST 2012  
JOB NO. 1124-01

SHEET 1  
OF 1 SHEETS

NO.	DATE	BY	REVISION
01	08/24/12	BOB	RELEASED TO CLIENT

APPROVED BY:  
CITY OF CARMEL  
P.L.E. No. 8700

**LandSet**  
ENGINEERS, INC.  
ENGINEERING - LAND PLANNING  
SURVEYING - ENVIRONMENTAL CONSULTING  
127-B DAILY MORE GARDEN ROAD, JARVIS, CA 94531







FILE #:

PIN 146931


**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING**

168 West Alisal, 2nd Floor, Salinas, CA 93901

Telephone: (831) 755-5025 Fax: (831) 757-9516

<http://www.co.monterey.ca.us/planning>

## COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER: 009-103-016-000PROJECT ADDRESS: 24731 DOLGORES ST., CARMEL, CA 93923PROPERTY OWNER: ROBERT H. NOEL Telephone: 443-848-7454  
NANCY W. NOEL Fax: 443-848-1682

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT: SAME AS ABOVE Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT: SAME AS ABOVE Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

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

PROJECT DESCRIPTION: (Attach Scope of Work)

SINGLE FAMILY ADDITION & REMODEL 514 sq ftFRONT DECK EXTENSION 70 sq ftNEW BACK PORCH / ENTRY 71 sq ft

MATERIALS TO BE USED:

WOODCOLORS TO BE USED: SEE ATTACHED

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 11/25/14

### FOR DEPARTMENT USE ONLY

ZONING: MDR/2-D-CZLAND USE PLAN: Carmel LUP

ADVISORY COMMITTEE: \_\_\_\_\_

RELATED PERMITS: \_\_\_\_\_

PLANNER: LUCY BERNALWITHIN ARCH BUFFER ZONE? ☐ YES ☒ NOON SEPTIC SYSTEM? (REFER TO EHB) ☐ YES ☒ NOLEGAL LOT: \_\_\_\_\_ ☒ YES ☐ NODOES THIS CORRECT A VIOLATION? ☐ YES ☒ NO

#### FINDINGS:

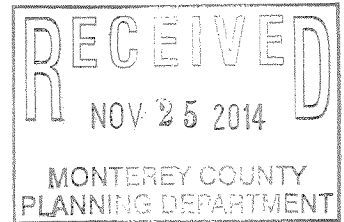
- ☒ The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and
- ☒ The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: \_\_\_\_\_

DECISION: ☐ OVER-THE-COUNTER ☒ ADMINISTRATIVEACTION: ☒ APPROVED ☐ DENIEDCONDITIONS: ☒ ATTACHED ☐ NONEAPPROVED BY: [Signature] DATE: 12/16/2015COPY TO APPLICANT: ☐ IN PERSON OR ☒ MAILED DATE: 3/16/15

# STATEMENT OF PLANNING SCOPE OF WORK

(COASTAL ONLY)

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

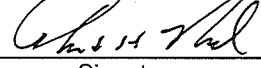


- |     | Yes                                 | No                                  |                                                                                                                                                                                                                     |
|-----|-------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is for residential use.                                                                                                                                                                                     |
| 2.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is commercial use.                                                                                                                                                                                      |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for agricultural use.                                                                                                                                                                                |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for industrial use.                                                                                                                                                                                  |
| 5.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is public or quasi/public.                                                                                                                                                                              |
| 6.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes a subdivision/lot line adjustment.                                                                                                                                                             |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project is for cell site, telecom (digital) communication facility/site.                                                                                                                                        |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes construction of a new structures.                                                                                                                                                                  |
| 9.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes enlarging, altering, repairing, moving, improving, or removing an existing structures.<br>If "yes" describe _____                                                                                  |
| 10. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes demolition work.<br>If "yes" describe _____                                                                                                                                                    |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of ( 50%) or more of the exterior walls of a structure.                                                                                                                  |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes historical structure or a structure more than fifty (50) years old.                                                                                                                                |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes an accessory structure(s)<br>If "yes" describe _____                                                                                                                                               |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit.<br><input type="checkbox"/> Private property <input type="checkbox"/> Park installation _____ (mobile home park) |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap.                                                                                                                                                                 |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.                                                                                              |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.                                                                                                            |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system.<br>_____ water system _____ number of connections.                                                                                              |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal of trees.<br>If "yes", type _____ size _____ number _____                                                                                                                                  |
| 20. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal, and/or drainage changes.                                                                                                                                  |
| 21. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is visible from a public area. (public road, park, slough, beach, trail)                                                                                                                                    |
| 22. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located on a slope/hillside. (30 percent (25 percent-North County)                                                                                                                                       |
| 23. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 50 feet of bluff.                                                                                                                                                                         |
| 24. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.<br>If "yes", describe _____                                                               |
| 25. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the use of roofing materials that are different in type and/or color from the original materials.<br>If "yes", describe _____                                                                      |
| 26. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is change or modification to an approved application.                                                                                                                                                       |
| 27. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves or includes an existing or proposed trail or easement.                                                                                                                                             |
| 28. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project involves new, change or modifications to existing utilities and/or power lines.                                                                                                                             |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR.  
INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES".

514 # SINGLE FAMILY ADDITION & REMODEL  
70 # EXTENSION TO EXISTING FRONT DECK  
71 # NEW BACK PORCH/ENTRY

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

  
\_\_\_\_\_  
Signature

X 11/25/14  
\_\_\_\_\_  
Date

**24731 Dolores Street, Carmel**  
**Front of the house**

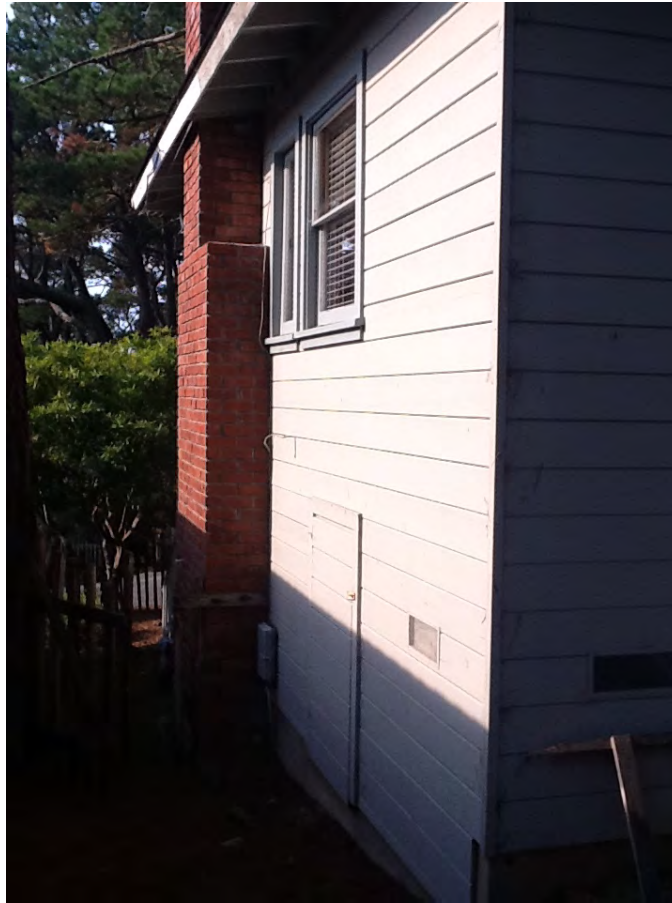




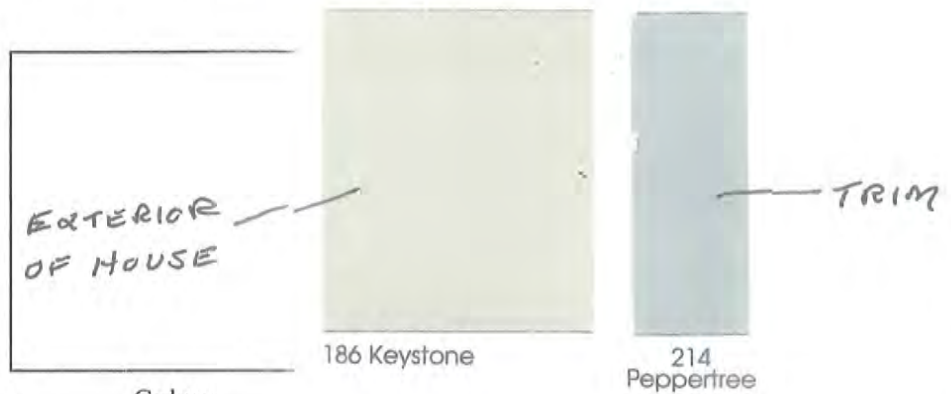
**Back of the house**



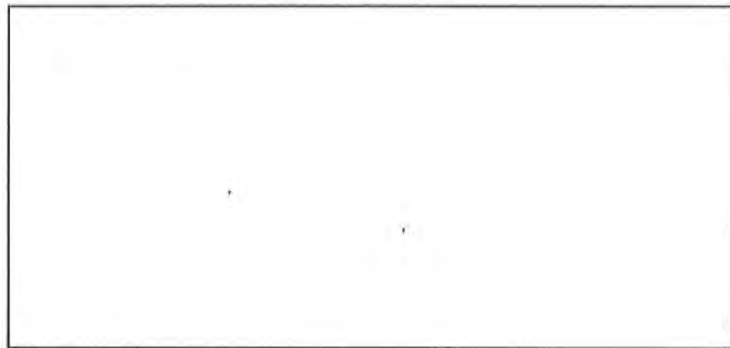
## Sides of the house viewed from the back



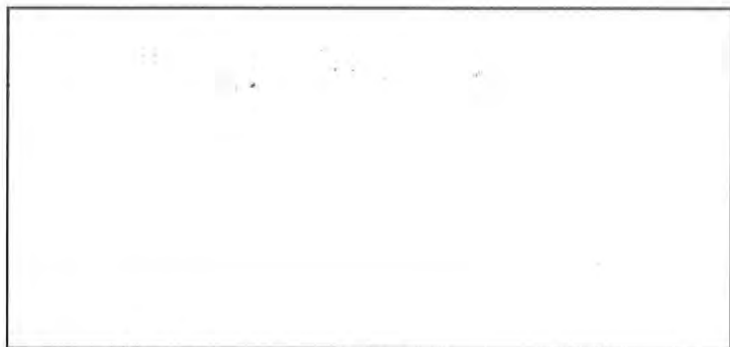
COLOR SAMPLES FOR PROJECT FILE NO. PLN140931



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_  
Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_  
Description: \_\_\_\_\_



Materials: \_\_\_\_\_ Colors: \_\_\_\_\_  
Description: \_\_\_\_\_