

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 26, 2010 Time:	Agenda Item No.: 2
Project Description: Consider Resolution of Intent to deny Combined Development Permit consisting of: (1) Coastal Development Permit for a Lot Line Adjustment consisting of an equal exchange of land between two legal lots of record resulting in no change of area: Lot 5 (APN: 243-181-005-000/192 San Remo Road) has 0.61 acres and Lot 6 (APN: 243-181-006-000/194 San Remo Road) has 0.85 acres; (2) Coastal Administrative Permit and Design Approval to allow the construction of a three-story 3,994 square foot single family dwelling with a 643 square foot three-car garage, 858 square feet of deck area, and grading (approximately 523 cubic yards of cut and 89 cubic yards of fill); (3) Coastal Development Permit for development on slopes in excess of 30%; (4) Coastal Development Permit for the removal of nine Monterey pine trees and eight coastal live oak trees.	
Project Location: 192 and 194 San Remo Drive Between San Remo and Mentone Roads, east of Highway 1, Carmel Highlands, Coastal Zone.	APN: 243-181-005-000, 243-181-006-000
Planning File Number: PLN060251	Owner: Michael Moeller Agent: Pam Silkwood
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/1-D (CZ)" Low Density Residential, acre per unit with Design Control (Coastal Zone)	
CEQA Action: Mitigated Negative Declaration prepared	
Department: RMA - Planning Department	

RECOMMENDATION:

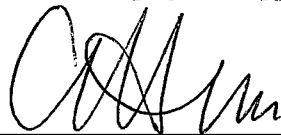
Staff recommends that the Planning Commission continue this matter to an unspecified date in order to allow the applicant opportunity to amend their project in response to Commission comments.

PROJECT OVERVIEW: On December 9, 2009, the Planning Commission voted to adopt a Resolution of Intent to deny the proposed project and continued the matter to January 26, 2010. The applicant contacted staff to request an opportunity to make changes to address Commissioner comments relative to density/configuration and access (**Exhibit A**).

OTHER AGENCY INVOLVEMENT: Revised plans will be reviewed by County land use agencies and may require revision and recirculation of the Mitigated Negative Declaration.

Note: The final decision on this project is appealable to the Board of Supervisors and Coastal Commission.

/S/ CARL P. HOLM



Carl P. Holm, AICP, Assistant Director of Planning
(831) 755-5103, holmcp@co.monterey.ca.us
January 14, 2010

cc: Front Counter Copy; Planning Commission; Carmel Highlands Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Regional Water Quality Control Board, Planning Manager (L Lawrence); Project Planner (C. Holm); Clerk (C Allen), Applicants (Moeller); Agent (Silkwood); Neighbors/Agent (Call, Daniels, Lewis, Lombardo); Planning File PLN060251

Exhibit A Letter from Applicant

LAW OFFICES OF
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January 19, 2010

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OUR FILE No. 4577.01

VIA ELECTRONIC & REGULAR MAIL

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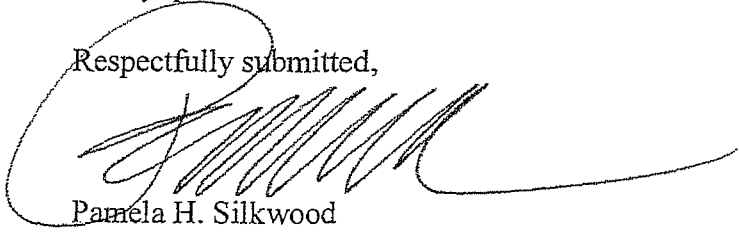
RE: PLN060251; 192 and 194 San Remo Drive, Carmel Highlands

Dear Carl:

Dr. and Patricia Moeller request a continuance of the Planning Commission hearing to consider design alternatives to the proposed project to address the following primary issue raised by several Planning Commissioners and neighbors -- the project will increase the number of residences located on the top slope, all using a common driveway. To address this non-substantive, design issue, Dr. and Mrs. Moeller propose two design alternatives, in addition to the proposed project, for review and consideration by the Planning staff and the Commissioners: (1) maintain the residence on the upper slope, but relocate the driveway to extend from Easement #3 (Note: Easement #3 is defined in the December 9, 2009 Staff Report); and (2) relocate the residence to the lower slope area (i.e., northern area of reconfigured Lot 5) and extend its driveway from Easement #3.

Please do not hesitate to contact me if you have any questions.

Respectfully submitted,



Pamela H. Silkwood

cc: client