



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: March 1, 2011

To: Planning Commission

From: Maria Lopez (831) 755-5239
Lopezmd@co.monterey.ca.us

cc: Front Counter Copy; Maria Lopez, Planner; Wanda Hickman, Planning Services Manager; Del Mesa Carmel, Property Owner; Winkleblack Construction, Agent/Representative; Project File PLN100634

Re: Del Mesa Carmel Community Association (PLN100634)

Location: Assessor's Parcel Number: 015-441-002-000
500 Del Mesa Drive Carmel, CA 93923
Carmel Valley Master Plan

Discussion

The subject site is the Del Mesa Carmel property located northerly of Carmel Valley Road. The existing development on the property was approved by the Planning Commission (Resolution No. 5756) on December 18, 1964, including 289 single- and multi-family residences and accessory buildings and uses. The development was approved subject to 23 conditions of approval. Condition No.15 states, "That all structures are subject to design control and must be approved by the Planning Commission." The Applicant proposes the construction of a 672 square foot fitness room addition to an existing pool house. The site is located at the corner of Del Mesa Drive and Northridge Drive. The zoning of the property includes the Design Review Overlay District under which the project normally would have required an administrative design approval. The project requires design approval by the Planning Commission under the provisions of Condition No. 15 of the original Planning Commission approval.

Conclusion

Staff has reviewed the proposed addition and has determined that it is architecturally consistent with the existing building and that it is consistent with the 2010 General Plan, Carmel Valley Master Plan, and Zoning Ordinance (Title 21). Therefore, staff recommends approval of this Design Approval application subject to 3 conditions of approval (Exhibit C).

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Floor Plans, and Elevations
	Exhibit E	Planning Commission Resolution No. 5756
	Exhibit F	Vicinity Map

This report was reviewed by Wanda Hickman, Planning Services Manager *wh*

EXHIBIT A

Project Data Sheet for PLN100634

Project Title: Del Mesa Community Association

Location: 500 Del Mesa Drive
Carmel CA 93923

Primary APN: 015-441-002000

Applicable Plan: Carmel Valley Master Plan

Coastal Zone: NO

Permit Type: Design Approval

Zoning: LDR/2.5-D-S-RAZ

Environmental Status: Exempt; Section 15301(e)(1)

Plan Designation: LDR

Advisory Committee: Carmel Valley Advisory Committee

Final Action Deadline (884): April 16, 2011

Project Site Data:

Lot Size: 327.6 acres

Coverage Allowed: 25%

Coverage Proposed: Less than 25%

Existing Structures (SF): 3,583.5 square feet

Height Allowed: 15 feet

Height Proposed: 15 feet

Proposed Structures (SF): 672 square feet

Floor Area Ratio Allowed: N/A

Floor Area Ratio Proposed: N/A

Total SF: 4,255.5 square feet

Resource Zones and Reports:

Environmentally Sensitive Habitat: Yes: Monterey Pine

Erosion Hazard Zone: Moderate; High

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: High; Moderate

Geologic Hazard Zone: Undetermined; IV

Archaeological Report #: LIB100495

Geologic Report #: N/A

Fire Hazard Zone: Very High

Traffic Report #: N/A

Other Information:

Water Source: Cal-Am

Sewage Disposal (method): CWWD

Water Dist/Co: MPWMD

Sewer District Name: N/A

Fire District: Cypress FPD

Total Grading (cubic yds.): N/A

Tree Removal: N/A

EXHIBIT B
RECOMMENDED FINDINGS AND EVIDENCE

1. **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:
- 2010 Monterey County General Plan,
 - Carmel Valley Master Plan,
 - Monterey County Zoning Ordinance (Title 21)
- 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 property is located at 500 Del Mesa Drive, Carmel (Assessor's Parcel Number: 015-441-002-000), Carmel Valley Master Plan. The parcel is zoned "LDR/2.5-D-S-RAZ" [Low Density Residential 2.5 acres per unit with Design Control, Site Plan Review and Resource Allocation Zoning District Overlays], which allows the construction of a 672 square foot addition to an existing pool house within the Del Mesa Carmel Property. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on February 4, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is consistent with the Monterey County Code Section 21.44 *Regulations for Design Control Zoning Districts*. The applicant submitted an application for review and approval by the Director of RMA – Planning Department. Upon research, staff determined that the project is subject to the provisions of Resolution No. 5756 of the Planning Commission, specifically Condition No. 15 which states, "That all structures are subject to design control and must be approved by the Planning Commission." Therefore, the application was referred to the Planning Commission for consideration.
- e) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the proposed addition without significant issues are not among the listed criteria for projects to be reviewed by the LUAC.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100634.
2. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the 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 improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by RMA – Planning Department. The respective department has 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.
- b) Necessary public facilities are available. The addition to the existing structure will not change the existing use.
- c) Preceding findings and supporting evidence for PLN100634.

3. **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 15301(e), categorically exempts the construction of an addition to an existing facilities.
- b) The proposed project is the construction of addition to an existing facility (Pool house). The applicant submitted an Archaeological report and based on the report findings the project should not be delayed due to the concern for archaeological resources.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 4, 2011.
- d) See preceding and following findings and supporting evidence.

**RESOLUTION ### - EXHIBIT C
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan**

Project Name: Del Mesa Carmel Community Association
File No: PLN100634 **APNs:** 015-441-002-000
Approved by: Planning Commission
Date: March 30, 2011

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Design Approval (PLN100634) allows the construction of a 672 square foot fitness room addition to an existing pool house within the Del Mesa Community. Materials and colors to match existing structure. The property is located at 500 Del Mesa Drive, Carmel (Assessor’s Parcel Number: 015-441-002-000), Carmel Valley Master Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 the RMA - Planning Department. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 Department)				
2.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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 (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register 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. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. 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.	Owner/ Applicant/ Archaeologist	Ongoing	
3.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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 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 lighting shall comply	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				

END OF CONDITIONS

Rev. 12/10/2010

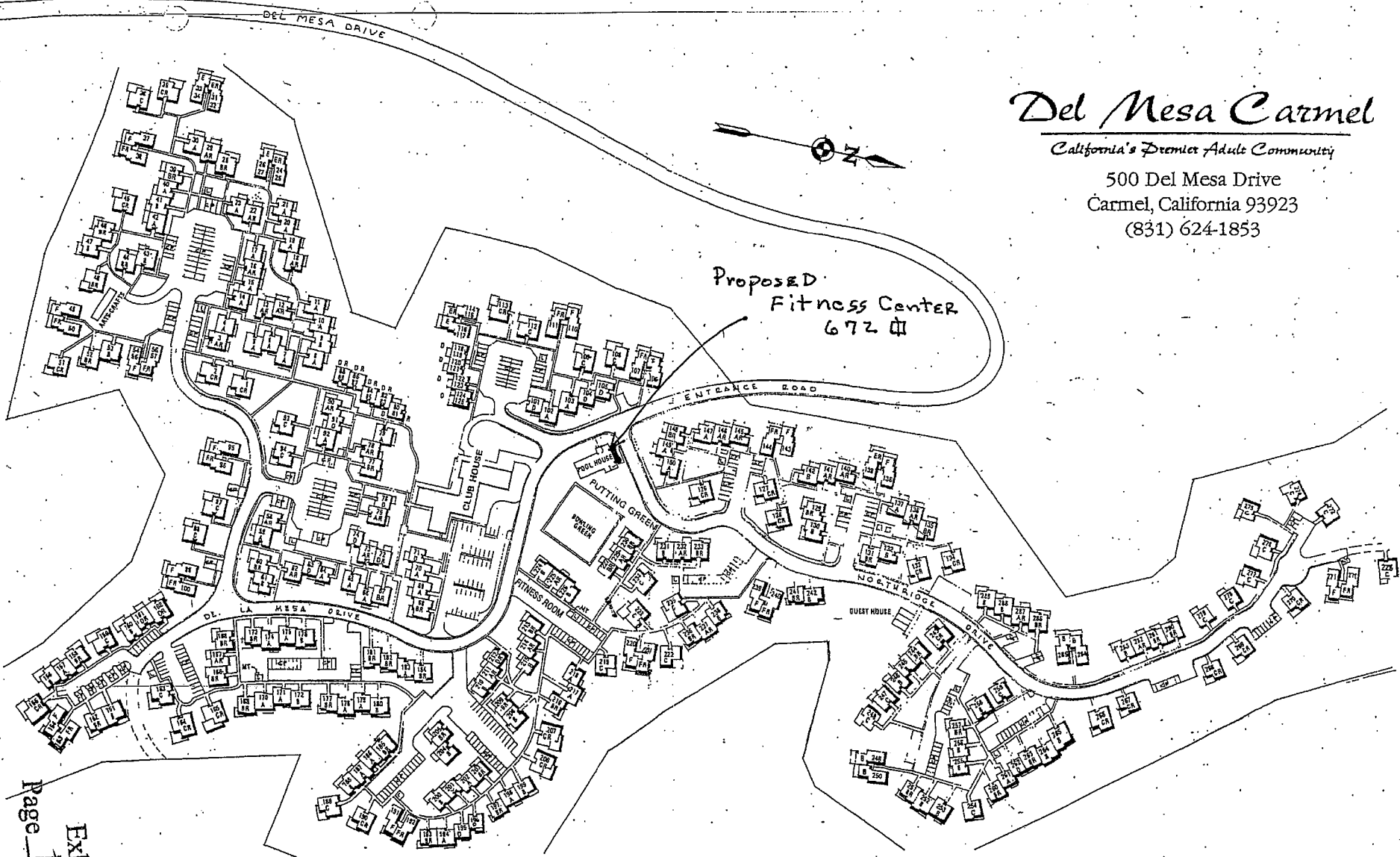
Del Mesa Carmel

California's Premier Adult Community

500 Del Mesa Drive
Carmel, California 93923
(831) 624-1853



Proposed
Fitness Center
672 sq ft



CARMEL VALLEY ROPS

EXHIBIT E

EXHIBIT B

Resolution No. 5756

MONTEREY COUNTY PLANNING COMMISSION,
STATE OF CALIFORNIA

Granting Use
Permit #1299

WHEREAS: The Planning Commission of the County of Monterey, State of California, has considered the application of Alcan-Pacific Company for Use Permit No. 1299, in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, and,

WHEREAS: The said Planning Commission finds that the establishment of maintenance of the use for which application is made will not be injurious to property or improvements or detrimental to the health, safety, morals, comfort, convenience, or general welfare of persons residing or working in the neighborhood of such use, now therefore, be it

RESOLVED: That the Planning Commission of the County of Monterey grants to the Alcan-Pacific Company a Use Permit authorizing the use of a portion of Lot 7, Assessor's Map, Rancho Canada de la Segunda, Carmel Valley, hereinafter more particularly described in Exhibit "A" hereto attached and shown as parcel A on Exhibit "B" hereto attached, for the following uses:

1. 295 living units composed of 289 single and multiple family residences and six guest rooms.
2. Certain accessory uses limited to non-commercial use by the residents of said development and their guests, composed of the following:
 - A. Dining Room and snack bar.
 - B. Women's club room.
 - C. Men's club room.
 - D. Library.
 - E. Hobby shops, not including the sale of items or merchandise.
 - F. Maintenance and shop building.
 - G. Swimming pool.
 - H. Sauna baths.
 - I. Putting greens.
 - J. Nature walks.
 - K. Bowling green.
 - L. Horse-shoe pits.
 - M. Six-bed infirmary facility.
 - N. Auditorium.
 - O. Two on-site signs.
 - P. Additional recreational facilities as approved by the Planning Commission.
 - Q. Two water storage tanks.

subject to the following conditions:

1. That the quantity of the water supply be approved by the Monterey County Surveyor and the quality approved by the Monterey County Health Department.
2. That the street lighting be approved by the Planning Commission staff and Monterey County Road Department.
3. That fire hydrants and fire protection be provided, subject to the approval of the Planning Commission.
4. That permittee submit a tentative subdivision map on all the property shown on Exhibit "B" and permittee thereafter shall submit a final subdivision map in such form as will be approved by the Board of Supervisors. Said map shall include a portion of parcel A and all of parcels B, C, and D.
5. That permittee construct entrance road intersection including provision for left turn from Carmel Valley Road as required by Road Commissioner.
6. That permittee construct roads to standards required by Subdivision Committee and Planning Commission.
7. That permittee comply with such other conditions as may be required by Subdivision Committee or Planning Commission.
8. That permittee provide off-site drainage as required for additional runoff, subject to the approval of the County Surveyor.
9. That the Board of Supervisors approve an exception to the Monterey County Subdivision Ordinance to allow private streets in the subdivision.
10. That the applicant dedicate the property along Carmel Valley Road within the Official Plan Lines. (Parcel B).
11. That parcel A as shown on Exhibit "B" be annexed to the Carmel Sanitary District and that the sewage line be connected to the Carmel sewage plant; however temporary sewage facilities for a limited use only (employees and visitors use in connection with the model homes, maximum of 12 units) may be permitted, subject to the approval of the Monterey County Health Department.
12. That all utilities, including television cables and antennas, be underground.
13. That a maximum of two persons per dwelling unit be maintained, and a deed restriction be recorded to this effect.
14. That all signs, including size, copy, location, and design, be approved by the Planning Commission staff.
15. That all structures are subject to design control and must be approved by the Planning Commission.
16. That the location and size of all structures, parking, and uses be approved by the Planning Commission staff and shall be substantially the same as the plot plan and other exhibits presented with the application.
17. That the structures not be enlarged beyond the original size without approval of the Planning Commission.
18. That no building be constructed within 500 feet from the Carmel Valley Road or lower in elevation than 300 feet within the 500 feet.

19. That a licensed architect file with the staff of the Planning Commission a statement to the effect that adequate sound-proofing to prevent undue transferal of noise between units in multiple dwellings will be provided.

20. That a conservation and scenic easement in parcels C and D be conveyed to the County by a deed in a form satisfactory to the Board of Supervisors.

21. That parcel E and a right of way for pedestrian and vehicular ingress and egress thereto from Carmel Valley Road be deeded to the County of Monterey; said deed to be in such form as shall be mutually satisfactory to the Board of Supervisors and Alcan-Pacific Company.

22. That this permit expire on December 15, 1967, unless actual construction of the project is started prior thereto.

23. That all conditions be complied with prior to the issuance of a building permit.

Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 15th day of December, 1964, by the following votes:

Ayes: Branson, Evans, Grigory, Henderson, Krishun, Mansfield, Marcucci, Wilbur.

Noes: None.

Absent: Cailotto.

I HEREBY CERTIFY that the annexed foregoing resolution is a full, true and correct copy of a resolution passed by the Planning Commission of the County of Monterey, State of California, at a meeting thereof duly held on the 15th day of December, 1964.

WITNESS my hand this 18th day of December, 1964.

(signed)
Secretary of said Planning Commission

THIS PERMIT EXPIRES ONE YEAR AFTER THE DATE OF GRANTING THEREOF UNLESS CONSTRUCTION IS STARTED WITHIN THIS PERIOD.

ATTEST:

J. W. DE MARS, SECRETARY

KEITH B. EVANS, CHAIRMAN

CARMEL VALLEY

MONTEREY

Exhibit **F**

Jacks Peak Regional Park

PROJECT SITE

Roach Canyon Park

TEHAMA

101

CARMEL VALLEY RD

RANCHO SAN CARLOS RD

VALLEY GREENS DR

QUAIL MEADOWS DR

North Fork San Jose Creek

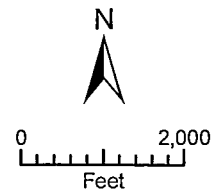
Exhibit **F**
Page 1 of 1 Pages

APPLICANT: DEL MESA CARMEL COMMUNITY ASSOCIATION

APN: 015-441-002-000

FILE # PLN100634

Water  2500' Limit  300' Limit  City Limits 



PLANNER: LOPEZ