

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 27, 2015	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider a Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and a 189 square foot trellis addition to a historic structure.	
<b>Project Location:</b> 21 Boronda Road, Carmel Valley	<b>APN:</b> 189-071-004-000
<b>Planning File Number:</b> PLN150055	<b>Owner:</b> Lisa M. & Donald B. Barnett TRS <b>Agent:</b> John Scourkes
<b>Planning Area:</b> Carmel Valley Master Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> Low Density Residential, 1 acre per unit with Historical Resources, Design Control, Site Plan Review, and Residential Allocation Zoning District Overlays or “LDR/1-HR-D-S-RAZ”	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (e) of the CEQA Guidelines	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt pursuant to Section 15301(e); and
- 2) Approve PLN150055, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

### PROJECT OVERVIEW:

This application consists of a minor kitchen remodel and addition to a residence known as the Carmel Valley Boronda Adobe. The property is listed on the Monterey County Register of Historical Resources, due to its association to the Boronda family, whom were the earliest residents of Carmel Valley and one of the most significant Spanish-period families in Monterey County’s history. Various additions and remodels have occurred since the original construction in 1839. However, the Carmel Valley Boronda Adobe retains sufficient historic integrity for listing in the Monterey County Register of Historic Resources. The proposed modifications meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

This application was referred to the Historic Resources Review Board (HRRB) on March 5, 2015. The HRRB determined that the proposed project is consistent with the Secretary of Interior’s Standards and therefore, recommend approval of the project as proposed with a vote of 5-0 (See Exhibit E).

Modifications to designated historic resources require approval of a Use Permit by the Planning Commission. There are not any known areas of controversy associated with this request.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

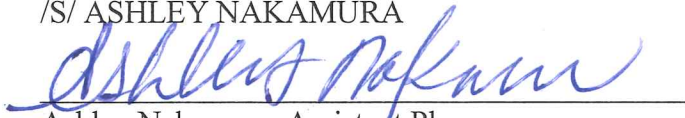
- Environmental Health Bureau
- √ RMA –Planning Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA–Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The application was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for recommendations. The LUAC reviewed the application on April 20, 2015 and voted 6-0 with a recommendation of approval to support the project as proposed (See Exhibit D).

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ ASHLEY NAKAMURA



Ashley Nakamura, Assistant Planner  
(831) 755-5892, NakamuraA@co.monterey.ca.us  
April 27, 2015

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Lisa M. & Donald B. Barnett TRS, Owner; John Scourkes, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer (Carmel Valley projects only); Planning File PLN150055

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit C	Project Vicinity Map
	Exhibit D	LUAC Minutes
	Exhibit E	HRRB Resolution

This report was reviewed by John Ford, RMA Services Manager



EXHIBIT A

Project Information for PLN150055

Application Name: Barnett Donald B & Lisa M Trs  
Location: 21 Boronda Rd, Carmel Valley  
Applicable Plan: Carmel Valley Master Plan  
Advisory Committee: Carmel Valley Advisory Committee  
Permit Type: Use Permit  
Environmental Status: Categorical Exemption  
Zoning: LDR/1-HR-D-S-RAZ  
Primary APN: 189-071-004-000  
Coastal Zone: No  
Final Action Deadline (884): 6/27/2015  
Land Use Designation: Residential - Low Density 5  
- 1 Acres/Unit

Project Site Data:

Lot Size: 1.44  
Existing Structures (sf): 6916  
Proposed Structures (sf): 165  
Total Sq. Ft.: 7081  
Coverage Allowed: 21954.24  
Coverage Proposed: 7081  
Height Allowed: 30  
Height Proposed: >30  
Special Setbacks on Parcel: N  
FAR Allowed: NA  
FAR Proposed: NA

Resource Zones and Reports:

Seismic Hazard Zone: VI|UNDETERMINED  
Erosion Hazard Zone: Low  
Fire Hazard Zone: None  
Flood Hazard Zone: X (unshaded)  
Archaeological Sensitivity: high  
Visual Sensitivity: Sensitive  
Soils Report #: NA  
Biological Report #: NA  
Forest Management Rpt. #: NA  
Geologic Report #: NA  
Archaeological Report #: LIB150024  
Traffic Report #: NA

Other Information:

Water Source: Cal Am  
Water Purveyor: MPWMD  
Fire District: Monterey County Regional FPD  
Tree Removal: 0  
Grading (cubic yds.): 0  
Sewage Disposal (method): Septic  
Sewer District Name: NA

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Lisa M. & Donald B. Barnett TRS (PLN150055)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt pursuant to Section 15301(e); and
- 2) Approving a Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and a 189 square foot trellis addition to a historic structure.

[PLN150055, Lisa M. & Donald B. Barnett TRS, 21 Boronda Road, Carmel Valley, Carmel Valley Master Plan (APN: 189-071-004-000)]

**The Lisa M. & Donald B. Barnett TRS application (PLN150055) came on for public hearing before the Monterey County Planning Commission on May 27, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition and the reconstruction of a 345 square foot kitchen addition, and a 189 square foot trellis addition to a historic structure.  
**EVIDENCE:** 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 PLN150055.
  
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which allow additions to historic structures provided such additions maintain the historic integrity of the structure.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Carmel Valley Master Plan;
  - Monterey County Zoning Ordinance (Title 21); and
  - Monterey County Code (Chapter 18.25).

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 21 Boronda Road, Carmel Valley (Assessor's Parcel Number 189-071-004-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 1 acre per unit with Historical Resources, Design Control, Site Plan Review, and Residential Allocation Zoning District Overlays or "LDR/1-HR-D-S-RAZ", which allows additions to single family dwellings in compliance with the site development standards of the LDR zoning district, subject to a use permit pursuant to Section 21.54.080.A and a design approval pursuant to Chapter 21.44. Therefore, the project is an allowed land use for this site.
- c) The purpose of the HR zoning district is to protect, preserve and enhance historically significant structures that contribute to the historic heritage of Monterey County. The subject structure is known as the Carmel Valley Boronda Adobe and is listed on the Monterey County Register of Historical Resources. The proposed demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and 189 square foot trellis addition is consistent with the purposes of the HR zoning district, Chapter 18.25, and the Secretary of Interior's Standards, and will neither adversely affect the historical significance or the character of the surrounding district.
- d) The subject property is located within a Design Control zoning district. The proposed addition will match the existing residence. Although, the other residences within the neighborhood do not consist of adobe, the adobe exterior is consistent with the historical exterior of the structure.
- e) The subject property is located within a Site Plan Review zoning district. The purpose of the Site Plan Review zoning district is to require site review on parcels which may be constrained or contain sensitive resources. As stated in evidence C of this finding, a historical structure exists on the parcel. Technical reports were prepared to analyze any potential impacts the proposed addition may have to the sensitive resources; see Finding No. 3.
- f) The project was 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, this application did warrant referral to the LUAC because the project is subject to review by the Planning Commission. The application was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for recommendations on April 20, 2015. The LUAC voted 6-0 with a recommendation of approval to support the project as proposed.
- g) The project was referred to the Historic Resources Review Board (HRRB) on March 5, 2015. The HRRB determined that the proposed project is consistent with the Secretary of Interior's Standards and therefore, recommend approval of the project as proposed with a vote of 5-0 (See Exhibit E).
- h) The project planner conducted a site inspection on February 17, 2015 and verified that the project on the subject parcel conforms to the plans listed above.
- i) 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 PLN150055.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed structural modification.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by RMA- Planning and Environmental Health Bureau. There has been no indication that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Project review identified potential impacts to Archaeological Resources and Historical Resources. The following reports have been prepared:
    - “Preliminary Archaeological Assessment” (LIB150024) prepared by Archaeological Consulting, Salinas, CA, August 14, 2014.
    - “Primary Record - Historical Assessment” (LIB150025) prepared by PAST Consultants, LLC, Pacific Grove, CA, September 26, 2014.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The application included the construction of a swimming pool on the western portion of the parcel; however, the swimming pool is not being pursued at this time due to the requirement of further archaeological assessments within the previously proposed swimming pool vicinity. The report concluded that the proposed addition to the residence should not be delayed for archaeological reasons. Condition Nos. 7 and 8 has been incorporated to ensure that archaeological resources are not impacted.
- d) Staff conducted a site inspection on February 17, 2015 and verified that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150055.

4. **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 and the Environmental Health Bureau. The agencies have 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 exist. The residence obtains water through an existing connection to Cal-Am. No net increase in water usage is anticipated. The project was reviewed by the Environmental Health

Bureau (EHB). EHB determined that the proposed addition would not impact the existing septic system.

- c) See Finding and Evidence No. 3.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150055.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:** a) There are no known violations on the subject parcel.

6. **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 additions to existing single family dwellings.
  - b) The project proposes demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and 189 square foot trellis addition. Therefore, the residential addition is qualifies under a Class 1 categorical exemption.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 17, 2015.
  - d) The project will not create impacts listed CEQA Guidelines Section 15300.2 (Exceptions). The project does propose an addition to a historical structure; however, the addition is compliance with the Secretary of the Interior's Standards; and therefore will not cause a substantial adverse change in the significance of the structure.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Section 21.80.040.D 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 Planning Commission does hereby:

1. Find the project Categorically Exempt pursuant to Section 15301(e); and
2. Approve the Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and a 189 square foot trellis addition to historic structure, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of May, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:  
ABSENT:  
ABSTAIN:

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Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014



# Monterey County RMA Planning

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

PLN150055

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit and Design Approval (PLN150055) allows the demolition of an existing 180 square foot kitchen addition, the reconstruction of a 345 square foot kitchen addition, and a 189 square foot trellis addition to a historic structure. The property is located at 21 Boronda Road, Carmel Valley (Assessor's Parcel Number 189-071-004-000), Carmel Valley Master 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. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit and Design Approval (Resolution Number \*\*\*) was approved by the Planning Commission for Assessor's Parcel Number 189-071-004-000 on May 27, 2015. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

**3. PD004 - INDEMNIFICATION AGREEMENT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

**4. PD006(A) - CONDITION COMPLIANCE FEE**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

**Compliance or Monitoring Action to be Performed:** Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

**5. PD016 - NOTICE OF REPORT**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:  
"The following reports were prepared:  
- "Preliminary Archaeological Assessment" (LIB150024) prepared by Archaeological Consulting, Salinas, CA, August 14, 2014.  
- "Primary Record - Historical Assessment" (LIB150025) prepared by PAST Consultants, LLC, Pacific Grove, CA, September 26, 2014.  
and are on file in Monterey County RMA - Planning. All development shall be in accordance with these reports."  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.  
  
Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

**6. PD032(A) - PERMIT EXPIRATION**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on May 27, 2018 unless use of the property or actual construction has begun within this period.  
(RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

**7. PDSP001 - ON-SITE ARCHAEOLOGICAL MONITORING**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** On-site archaeological monitoring shall occur during foundation excavations and any other soil disturbance for the project in order to identify and recover historic materials that may be associated with the Boronda Adobe. (RMA- Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of any grading or building permits the applicant/owner shall submit a contract with a qualified archaeologist for monitoring during foundation excavations and any other soil disturbance for the project. Said contract shall be subject to the approval of the Director of RMA Planning.

8. PDSP002 - CULTURAL RESOURCES – ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

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 (160 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning 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 recovery. (RMA - Planning)

The Owner/Applicant shall adhere to this condition on an on-going basis.

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

# CARMEL VALLEY BORONDA ADOBE

## BARNETT RESIDENCE - KITCHEN RENOVATION & ADDITION

21 BORONDA ROAD, CARMEL VALLEY - CA 93924



**JOHN N SCOURKES AIA**  
**ARCHITECT LEED AP BD+C**  
 PO BOX 55090, PACIFIC GROVE, CA  
 93950  
 831.806.3539 CELL  
 831.787.1501 FAX  
 JNBARCH@AOL.COM

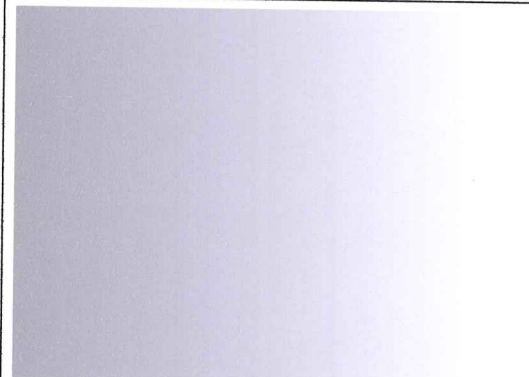
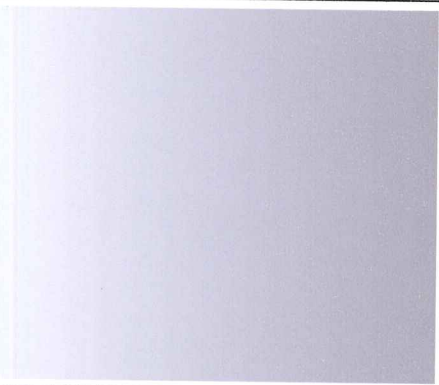


PROJECT:  
**CARMEL VALLEY**  
**BORONDA ADOBE**  
 21 BORONDA ROAD,  
 CARMEL VALLEY - CA 93924  
 APN: 188-071-004-000

DATE: JANUARY 21, 2015  
 REVISIONS:

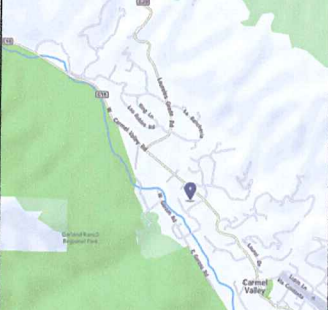
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 SHEET: **A0.0**  
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**GENERAL NOTES**      **VICINITY MAP**      **PROJECT DATA**      **CONSULTANTS**      **SHEET INDEX**

**BUILDING DEPARTMENT NOTES:**  
 APPLICABLE CODES: 2013 CALIFORNIA BUILDING CODE  
 2013 CALIFORNIA HISTORICAL BUILDING CODE  
 2013 CALIFORNIA ELECTRIC CODE  
 2013 CALIFORNIA PLUMBING CODE  
 2013 CALIFORNIA MECHANICAL CODE  
 2013 CALIFORNIA FIRE CODE  
 2013 CALIFORNIA ENERGY CODE



**OWNER:**  
 DON & LISA BARNETT  
 9 Via Pico  
 Carmel Valley, CA 93924

**PROJECT DESCRIPTION:**  
 REMOVE EXISTING ADOBE STRUCTURE.  
 Remove Existing Kitchen Addition and replace with a new Kitchen Addition in the same location. Add hardscape, landscape, and future swimming pool.

**HISTORIC DESIGNATION:**  
 Listed: Monterey County Historic Resources

**PLANNING DEPARTMENT NOTES:**  
 CARMEL VALLEY MASTER PLAN:  
 LEGAL DESCRIPTION: RIO DEL MONTE RD 2 LOT 2 BLK 1 L.S.A  
 ZONING: LDR1-HR-D-S-RAZ  
 APN: 188-071-004-000  
 SITE AREA: 1.44 Acres  
 PLANNING AREA: LDR1-HR-D-S-RAZ

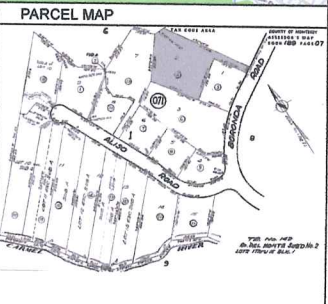
**ARCHITECT:**  
 John N Scurkes AIA, Architect  
 PO Box 55090, Pacific Grove - CA 93950  
 (831) 787-1503  
 (831) 787-1501 FAX  
 jscurk@aol.com

**HISTORIC CONSULTANT:**  
 Paul Conroy, LLC  
 PO Box 721  
 Pacific Grove - CA 93950  
 (415) 515-0224  
 paul@paulconroyllc.com

**LAND SURVEYOR:**  
 Jon Haggemeier  
 25170 Rural Way  
 Carmel - CA 93923  
 (831) 624-8888  
 (831) 624-8833 FAX  
 jhag7@comcast.net

**ARCHAEOLOGY:**  
 Archaeological Consulting  
 PO Box 9777  
 Salinas - CA 93912  
 (831) 452-4912  
 (831) 452-4913 FAX  
 coyote@coyotepress.com

**ARCHITECTURAL:**  
 A-0.0 COVER SHEET/GENERAL INFORMATION  
 A-1.1 SITE PLAN - EXISTING  
 A-1.2 SITE PLAN - PROPOSED  
 A-2.1 FLOOR PLAN/ROOF PLAN - EXISTING (3/16" = 1'-0")  
 A-2.2 FLOOR PLAN/ROOF PLAN - PROPOSED (3/16" = 1'-0")  
 A-3.1 EXTERIOR ELEVATIONS - EXISTING/PROPOSED (3/16" = 1'-0")  
 A-4.1 KITCHEN PLAN, SECTIONS, EXTERIOR ELEVATIONS (1/4" = 1'-0")

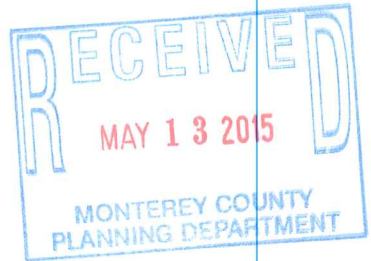


**ALLOWABLE BUILDING SITE COVERAGE (35%):**  
 1.44 Acres x 43,560 = 62,726 Sq Ft.  
 62,726 Sq Ft. x .35 = 21,954 Sq Ft.

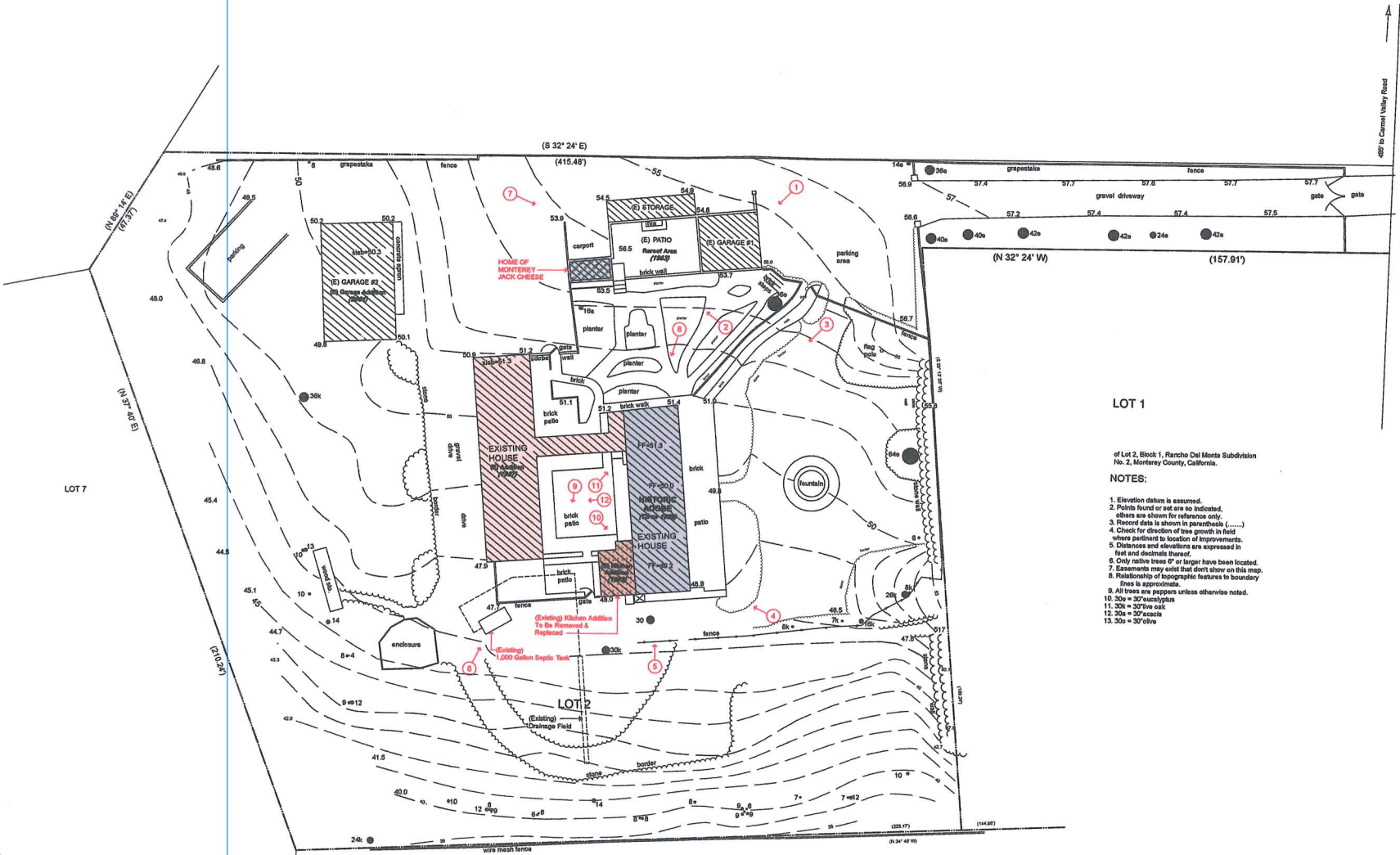
EXISTING BUILDING SITE COVERAGE:		PROPOSED BUILDING SITE COVERAGE:	
Historic Adobe	1,190 Sq Ft	Historic Adobe	1,190 Sq Ft
Kitchen Addition	180 Sq Ft	Kitchen Addition	312 Sq Ft
Previous New Addition	1,614 Sq Ft	Previous New Addition	1,614 Sq Ft
Garage #1	400 Sq Ft	Garage #1	400 Sq Ft
Garage #2	890 Sq Ft	Garage #2	890 Sq Ft
Storage	218 Sq Ft	Storage	218 Sq Ft
Carport	180 Sq Ft	Carport	180 Sq Ft
Historic Cheese Room	120 Sq Ft	Historic Cheese Room	120 Sq Ft
Escaper Patio	500 Sq Ft	Escaper Patio	180 Sq Ft
<b>Total</b>	<b>5,092 Sq Ft</b>	<b>Total</b>	<b>5,194 Sq Ft</b>

FLOOR AREA:		PROPOSED:	
<b>EXISTING:</b>		<b>Main Level:</b>	
Main Level	1,190 Sq Ft	Historic Adobe	1,190 Sq Ft
Historic Adobe	180 Sq Ft	New Kitchen Addition	312 Sq Ft
Kitchen Addition	1,614 Sq Ft	Previous House Addition	1,614 Sq Ft
Previous House Addition	400 Sq Ft	Garage #1	400 Sq Ft
Garage #1	890 Sq Ft	Garage #2	890 Sq Ft
Garage #2	218 Sq Ft	Storage	218 Sq Ft
Storage	180 Sq Ft	Carport	180 Sq Ft
Carport	180 Sq Ft	Historic Cheese Room	120 Sq Ft
Historic Cheese Room	120 Sq Ft	Escaper Patio	180 Sq Ft
Escaper Patio	5,092 Sq Ft	<b>Sub-Total</b>	<b>5,092 Sq Ft</b>
<b>Sub-Total</b>	<b>4,602 Sq Ft</b>	<b>Upper Level:</b>	
Upper Level		Historic Adobe	1,172 Sq Ft
Historic Adobe	1,172 Sq Ft	Previous House Addition	652 Sq Ft
Previous House Addition	652 Sq Ft	<b>Sub-Total</b>	<b>2,014 Sq Ft</b>
Sub-Total	2,014 Sq Ft	<b>Total</b>	<b>7,081 Sq Ft</b>
<b>Total</b>	<b>6,616 Sq Ft</b>	<b>Total Addition</b>	<b>160 Sq Ft</b>



**PLN150055**



BORONDA ROAD



**JOHN N SCOURKES AIA**  
**ARCHITECT LEED AP BD+C**  
 PO BOX 93950, PACIFIC GROVE, CA 93950  
 831.326.3539 CELL  
 831.797.1201 FAX  
 JNBARCH@AOL.COM



PROJECT:  
**BARNETT RESIDENCE REMODEL/ADDITION**  
**JOSE MANUEL BORONDA ABOVE**  
 21 BORONDA ROAD  
 Carmel Valley - CA 93924  
 APN: 189-071-004-000

DATE: JANUARY 21, 2015
REVISIONS:

SHEET TITLE:  
 EXISTING  
 SITE PLAN

DRAWN:  
 SHEET: **A1.1**  
 OF

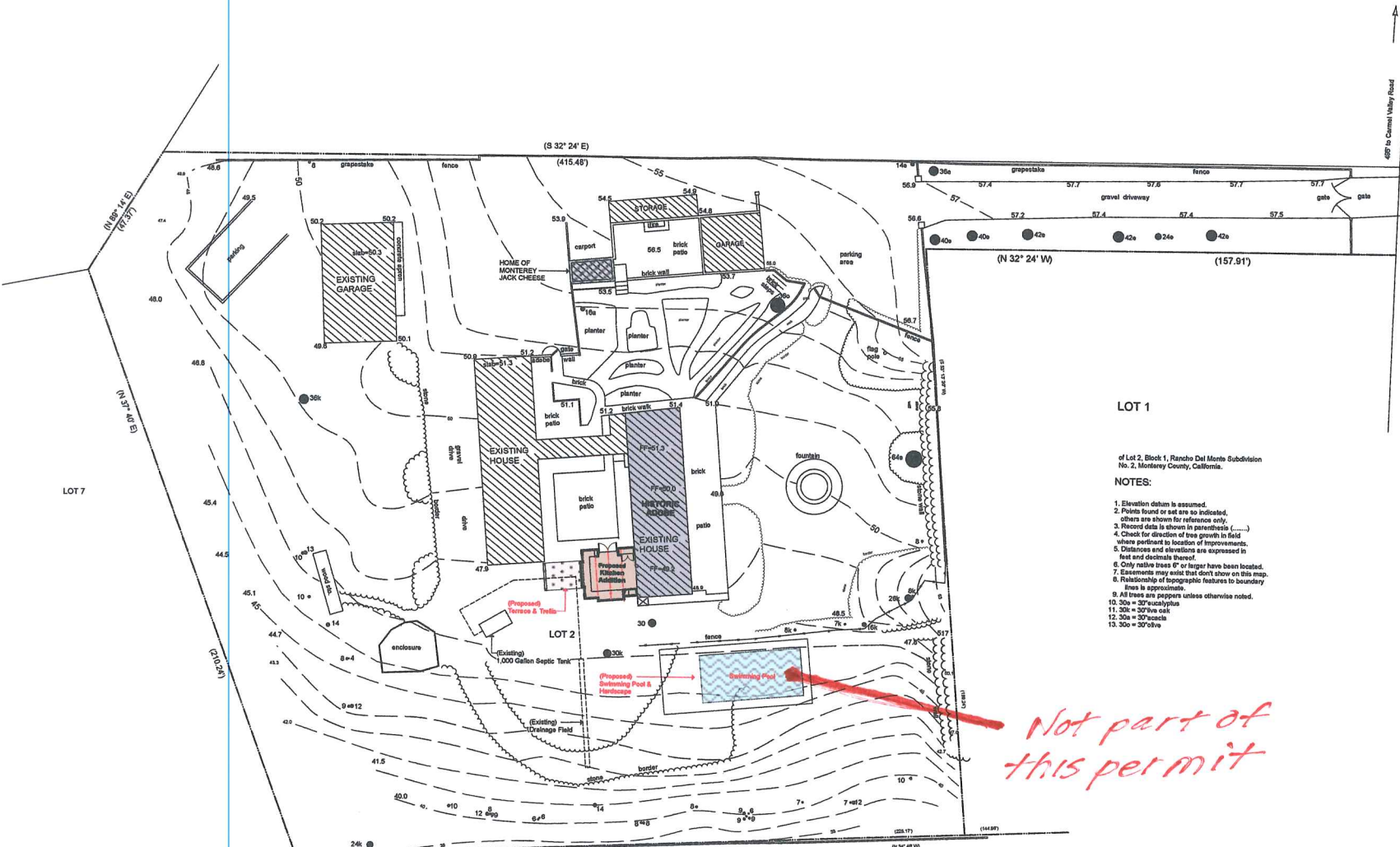
- LOT 1
- of Lot 2, Block 1, Rancho Del Monte Subdivision  
 No. 2, Monterey County, California.
- NOTES:
1. Elevation datum is assumed.
  2. Points found or set are so indicated, others are shown for reference only.
  3. Record data is shown in parenthesis (.....)
  4. Check for direction of tree growth in field where pertinent to location of improvements.
  5. Distances and elevations are expressed in feet and decimals thereof.
  6. Only native trees 6" or larger have been located.
  7. Encumbrances may exist that don't show on this map.
  8. Relationship of topographic features to boundary lines is approximate.
  9. All trees are pappers unless otherwise noted.
  10. 30s = 30' easel/plus
  11. 30s = 30' five oak
  12. 30s = 30' acacia
  13. 30s = 30' olive

**RECEIVED**  
 MAY 13 2015  
 MONTEREY COUNTY  
 PLANNING DEPARTMENT

**PLN150055**

EXISTING  
**SITE PLAN**  
 SCALE: 1/16"=1'-0"

LEGEND:  
 ○ PICTURE REFERENCE:  
 Refer To Sheet A-1.3



*Not part of this permit*

RECEIVED  
MAY 13 2015  
MONTEREY COUNTY  
PLANNING DEPARTMENT

PLN 150055

PROPOSED  
SITE PLAN  
SCALE: 1/16"=1'-0"

BORONDA ROAD



JOHN N BOURKES AIA  
ARCHITECT LEED AP BD+C  
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93950  
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PROJECT:  
BARNETT RESIDENCE  
REMODEL/ADDITION  
JOSE MANUEL BORONDA ADOVE

21 BORONDA ROAD  
Carmel Valley - CA 93924  
APN: 188-071-004-000

DATE: JANUARY 21, 2015  
REVISIONS:

SHEET TITLE:  
PROPOSED  
SITE PLAN

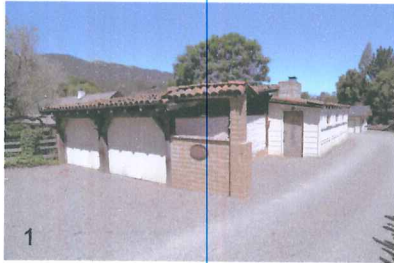
DRAWN  
SHEET: A1.2  
OF

LOT 1

of Lot 2, Block 1, Flamingo Del Monte Subdivision  
No. 2, Monterey County, California.

NOTES:

1. Elevation datum is assumed.
2. Points found or set are so indicated, others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. Only native trees 6" or larger have been located.
7. Encumbrances may exist that do not show on this map.
8. Relationship of topographic features to boundary lines is approximate.
9. All trees are peppers unless otherwise noted.
10. 30s = 30" acacia
11. 20s = 20" live oak
12. 10s = 10" live oak
13. 50s = 50" live oak



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1 EXISTING PROPERTY PHOTOGRAPHS

2 HISTORIC PHOTOGRAPHS

PLN150055



JOHN N SCOURKES AIA  
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 93950  
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 831.797.1261 FAX  
 JNBARCH@AGL.COM



PROJECT:  
 BARNETT RESIDENCE  
 REMODEL/ADDITION  
 JOSE MANUEL BORONDA ADOVE  
 21 BORONDA ROAD  
 Carmel Valley - CA 93924  
 APN: 169-071-004-000

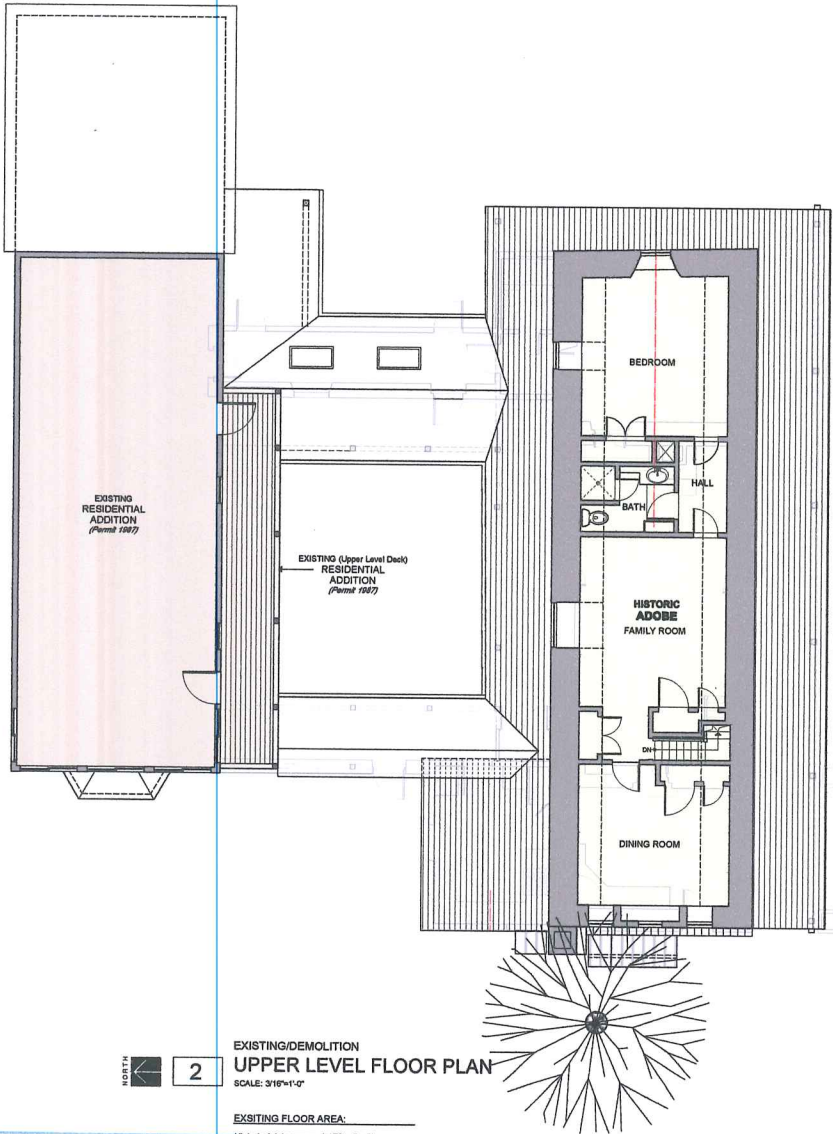
DATE: JANUARY 21, 2015  
 REVISIONS:  
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 SHEET TITLE:

PHOTOGRAPHS

DRAWN  
 SHEET: A1.3  
 OF

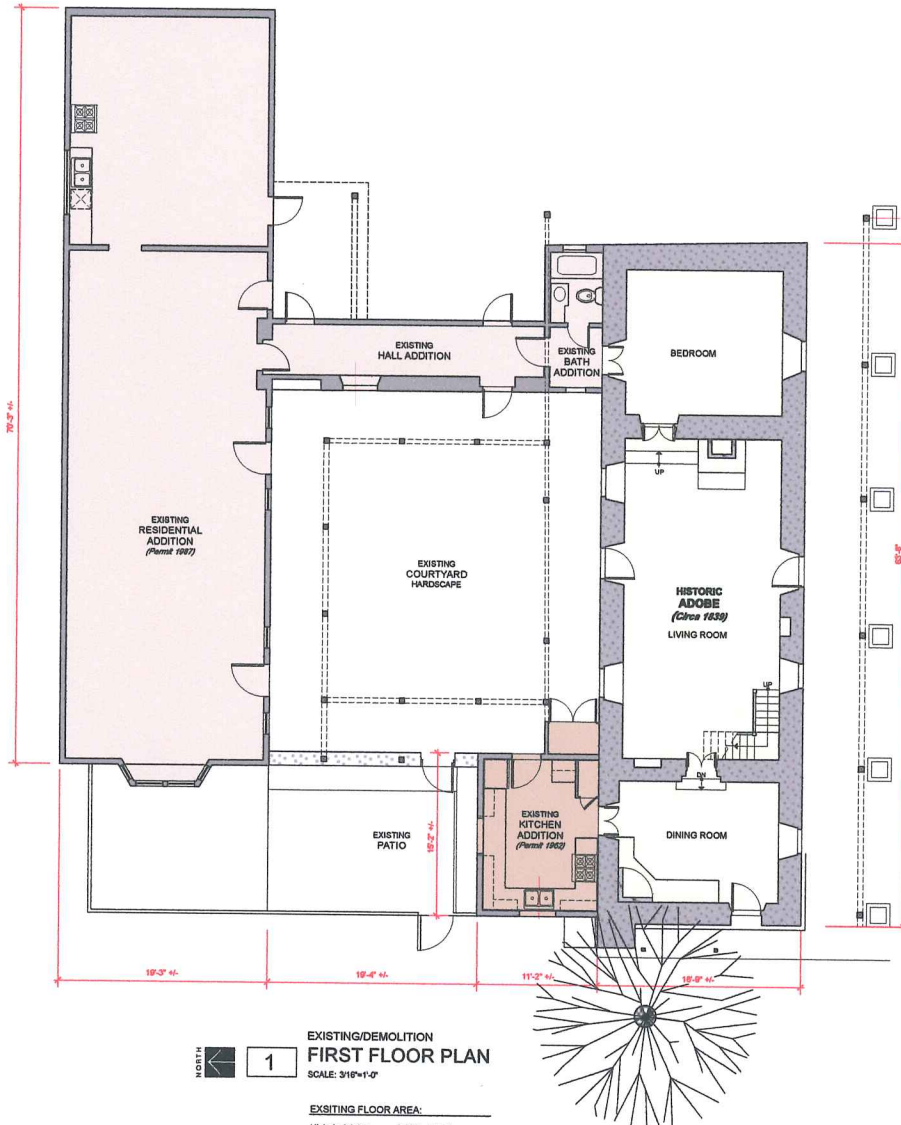




2 EXISTING/DEMOLITION  
UPPER LEVEL FLOOR PLAN  
SCALE: 3/16"=1'-0"

EXISTING FLOOR AREA:

Historic Adobe:	1,172 Sq. Ft.
House Addition:	932 Sq. Ft.
Total:	2,104 Sq. Ft.



1 EXISTING/DEMOLITION  
FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"

EXISTING FLOOR AREA:

Historic Adobe:	1,190 Sq. Ft.
Kitchen Addition:	180 Sq. Ft.
Connector Addition:	240 Sq. Ft.
House Addition:	1,374 Sq. Ft.
Total:	2,984 Sq. Ft.



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JNBARDH@ADL.COM



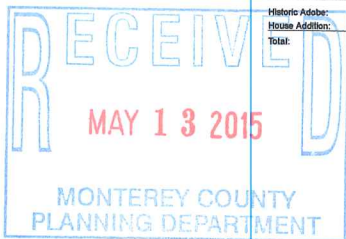
PROJECT:  
**BARNETT RESIDENCE  
REMODEL/ADDITION**  
JOSE MANUEL BORONDA ADOBE  
21 BORONDA ROAD  
Carmel Valley - CA 93924  
APN: 189-071-004-000

DATE: JANUARY 21, 2015  
REVISIONS:

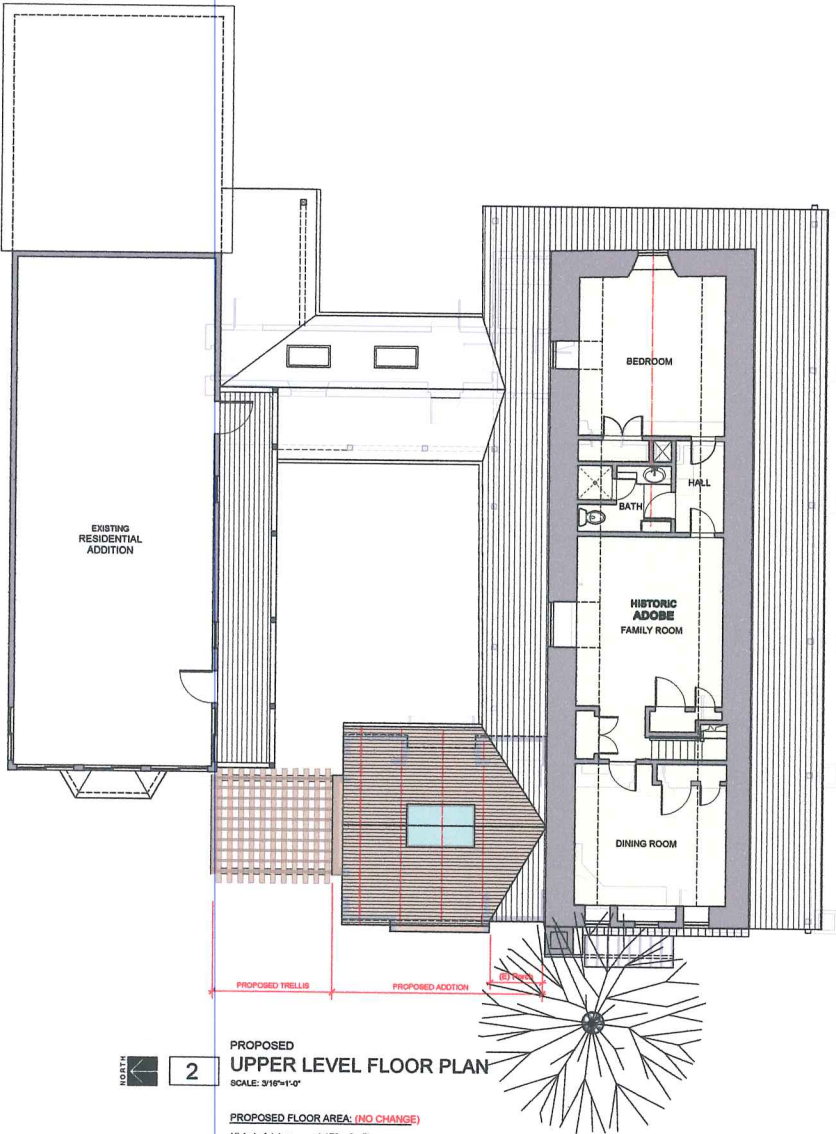
SHEET TITLE:

EXISTING/DEMOLITION  
FLOOR PLANS

DRAWN  
SHEET: **A2.1**  
OF

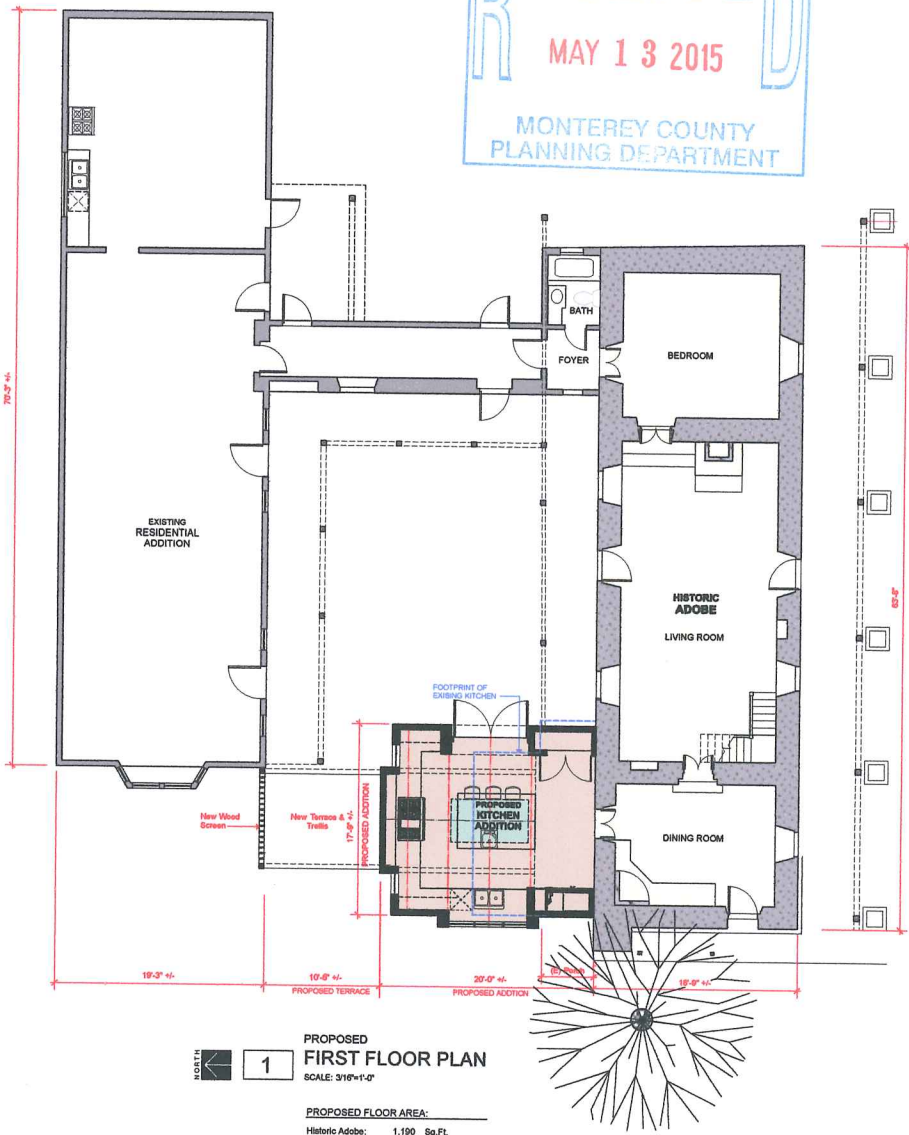


PLN150055



**2** PROPOSED UPPER LEVEL FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROPOSED FLOOR AREA: **(NO CHANGE)**  
 Historic Adobe: 1,172 Sq. Ft.  
 House Addition: 932 Sq. Ft.  
 Total: 2,104 Sq. Ft.



**1** PROPOSED FIRST FLOOR PLAN  
SCALE: 3/16"=1'-0"

PROPOSED FLOOR AREA:  
 Historic Adobe: 1,190 Sq. Ft.  
 Kitchen Addition: 345 Sq. Ft.  
 Connector Addition: 240 Sq. Ft.  
 House Addition: 1,374 Sq. Ft.  
 Total: 3,149 Sq. Ft.

**RECEIVED**  
 MAY 13 2015  
 MONTEREY COUNTY  
 PLANNING DEPARTMENT



**JOHN N SCORLAKES AIA**  
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PROJECT:  
**BARNETT RESIDENCE**  
**REMODEL/ADDITION**  
 JOSE MANUEL BORONDA ADOBE  
 21 BORONDA ROAD  
 Carmel Valley - CA 93924  
 APN: 189-071-004-000

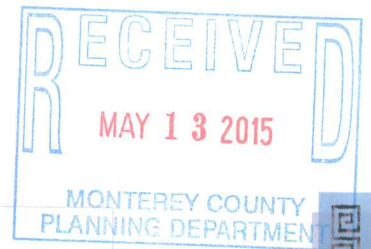
DATE: JANUARY 21, 2015

REVISIONS:


SHEET TITLE:  
 PROPOSED FLOOR PLANS

DRAWN:  
 SHEET: **A2.2**  
 OF

# PLN150055



**JOHN N SCOURKES AIA**  
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 PO BOX 92050, PACIFIC GROVE, CA 92950  
 831.806.3539 CELL  
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 JNBARCH@AOL.COM

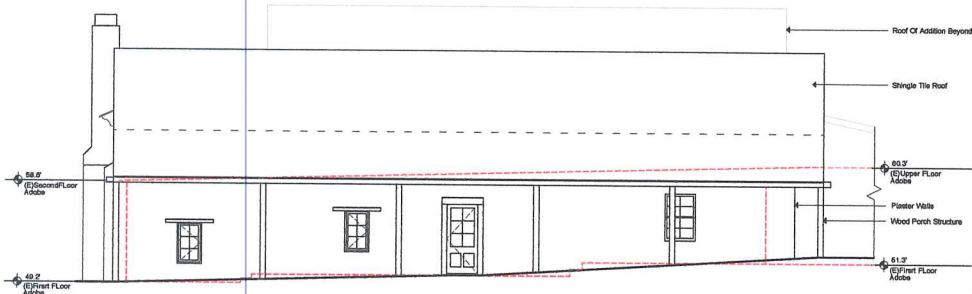


PROJECT:  
**BARNETT RESIDENCE**  
**REMODEL/ADDITION**  
 JOSE MANUEL BORONDA ADOVE  
 21 BORONDA ROAD  
 Carmel Valley - CA 93924  
 APN: 189-071-004-000

DATE: JANUARY 21, 2015  
 REVISIONS:  
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SHEET TITLE:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 EXISTING/PROPOSED:  
 EXTERIOR ELEVATIONS

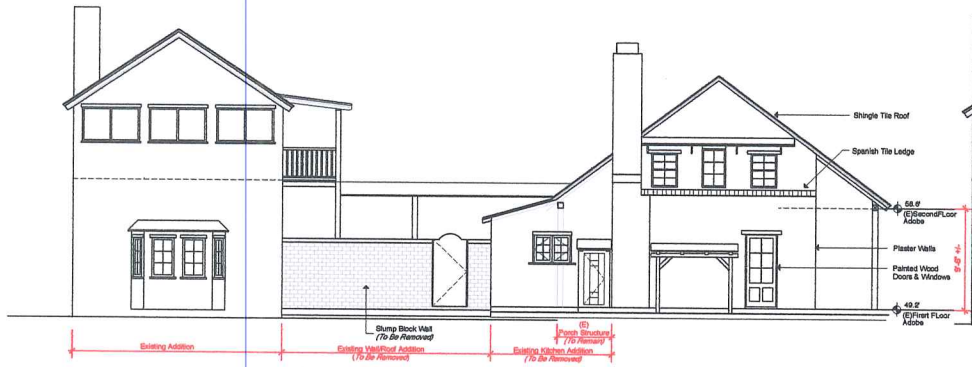
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 OF



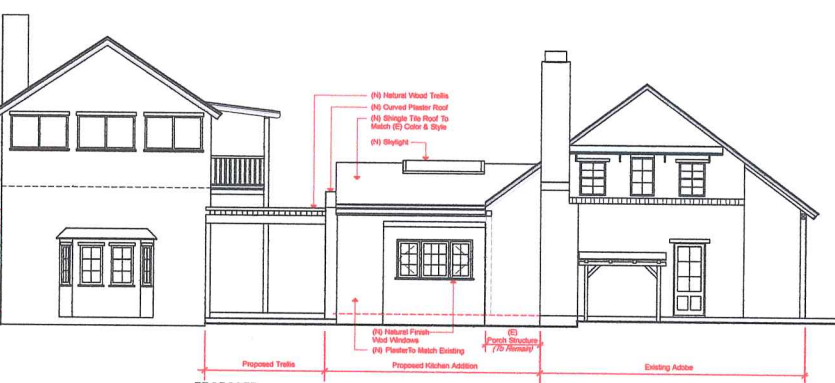
**1A** EXISTING SOUTH EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"



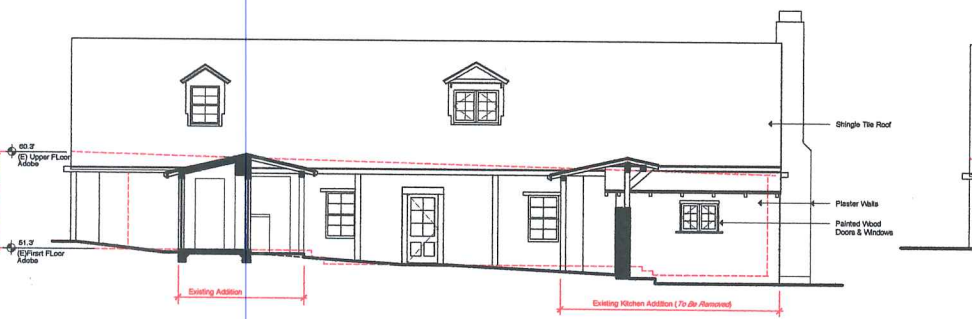
**1B** PROPOSED (NO CHANGE) SOUTH EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"



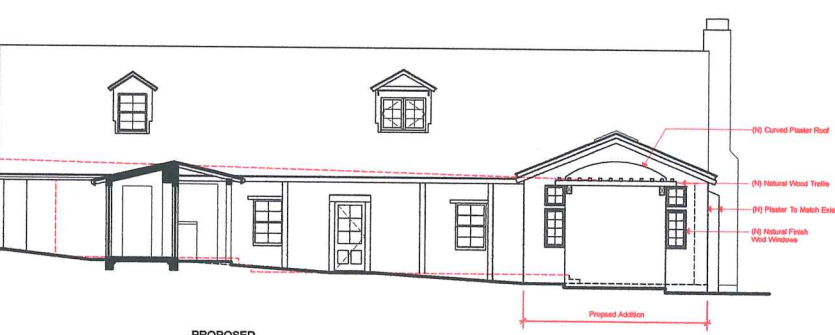
**2A** EXISTING WEST EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"



**2B** PROPOSED WEST EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"

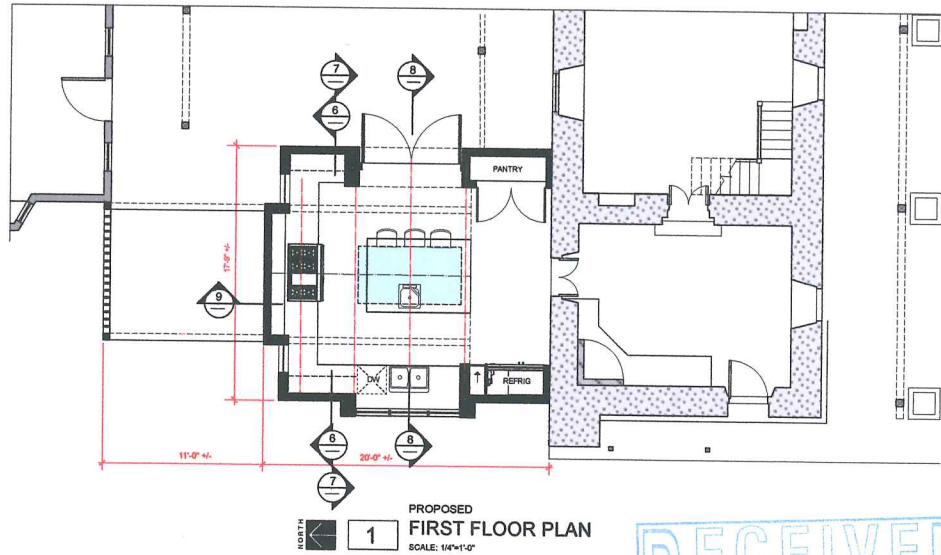
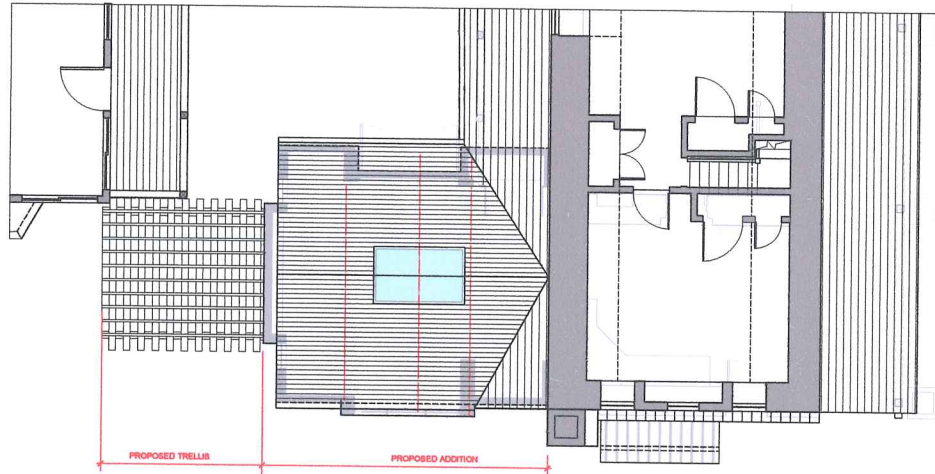
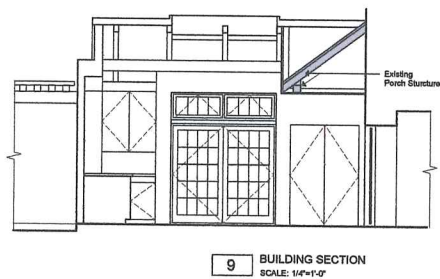
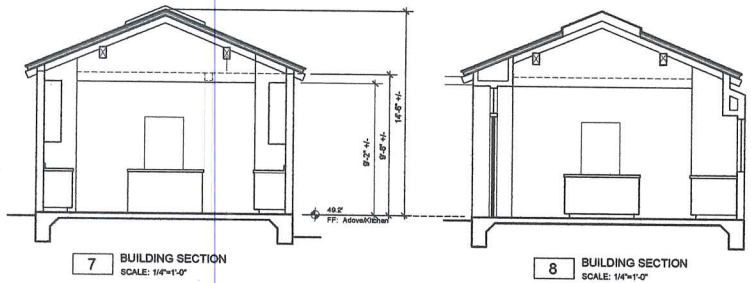
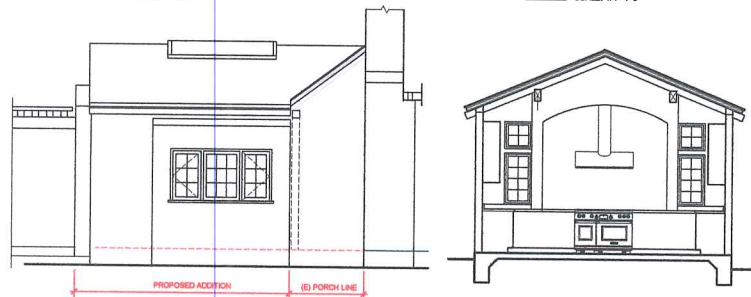
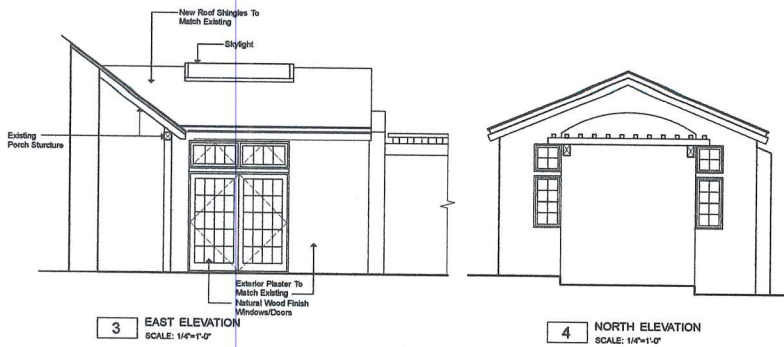


**3A** EXISTING NORTH EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"



**3B** PROPOSED NORTH EXTERIOR ELEVATIONS  
 SCALE: 3/16"=1'-0"

**PLN150055**



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831.806.3039 CELL  
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JNSARDH@ACL.COM



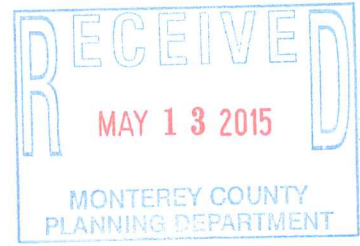
PROJECT:  
BARNETT RESIDENCE  
REMODEL/ADDITION  
JOSE MANUEL BORONDA ADOVE  
21 BORONDA ROAD  
Carmel Valley - CA 93924  
APN: 188-071-004-000

DATE:	JANUARY 21, 2015
REVISIONS:	

SHEET TITLE:

PROPOSED 1/4"  
FLOOR PLANS, ELEVATIONS  
& SECTIONS

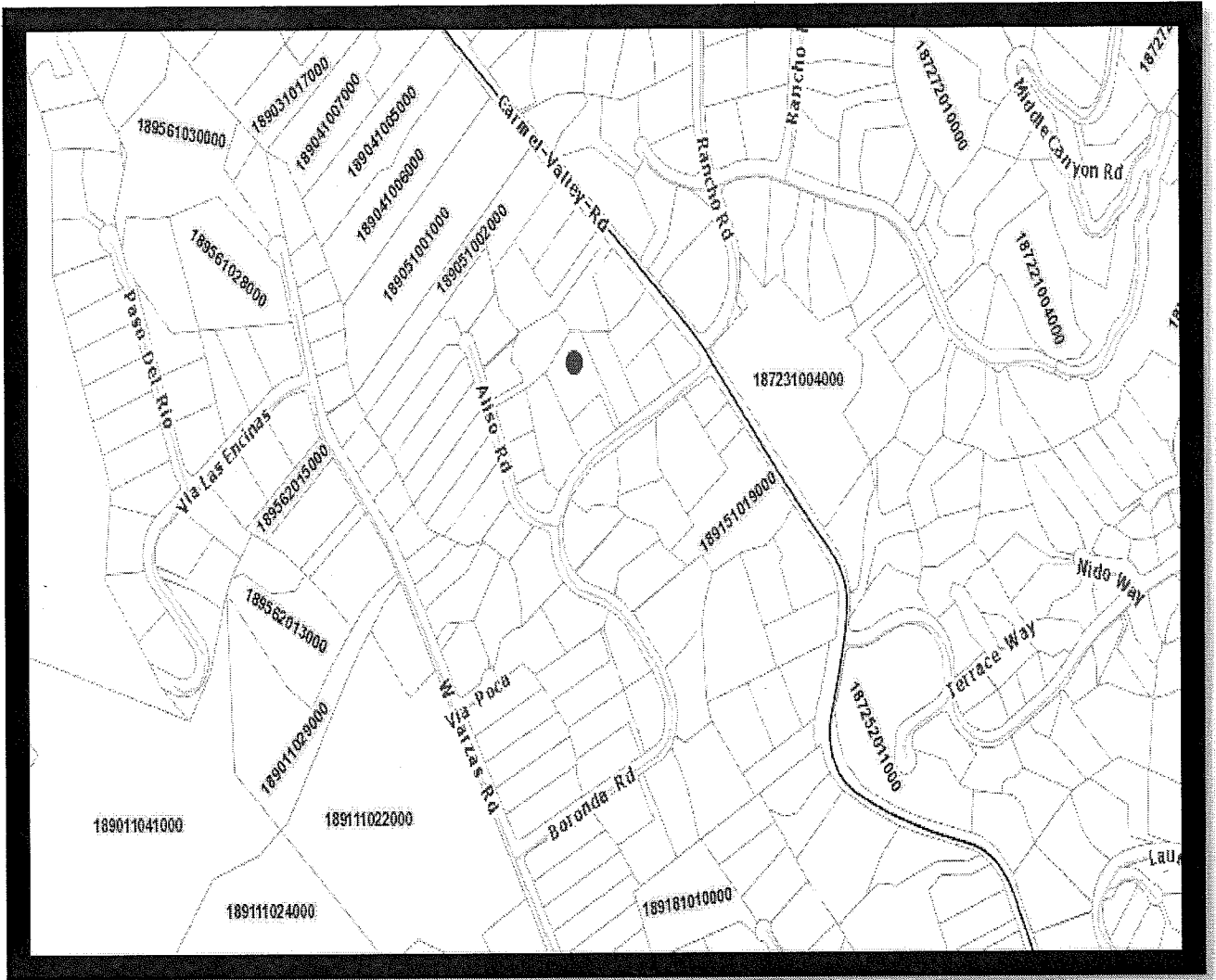
DRAWN:  
SHEET: A4.1  
OF



PLN 150055

# Vicinity Map

Assessor's Parcel Number 189-071-004-000



**MINUTES**  
**Carmel Valley Land Use Advisory Committee**  
**Monday, April 20, 2015**

---

1. Meeting called to order by Janet Brennan at 6:29 pm

2. **Roll Call:**

Members Present: Janet Brennan , Charles Franklin , David Burbidge, John Anzini, Neil Agron,  
Judy MacClelland, Brian Rasmussen (7)

Members Absent: Michael Addison (1)

3. **Approval of Minutes:**

A. March 16, 2015 minutes

Motion: Neil Agron (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 7 (Brennan, Franklin, Burbidge, Anzini, Agron, MacClelland, Rasmussen)

Noes: 0

Absent: 1

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. **Scheduled Item(s)**

6. **Other Items:**

- A) Presentation by Lorin Letendre of Carmel River Watershed Conservancy on the installation of signs in Carmel Valley near various rivers and creeks that encourage the preservation of sensitive species

Lorin Letendre made the presentation

- B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

- C) Announcements

None

7. **Meeting Adjourned:** 7:15 pm

**Minutes taken by:** Charles Franklin

Minutes received via email April 21, 2015

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **April 20, 2015**

**Project Title:** BARNETT DONALD B & LISA M TRS

**File Number:** PLN150055

**File Type:** PC

**Planner:** NAKAMURA

**Location:** 21 BORONDA RD CARMEL VALLEY

**Project Description:**

Use Permit and Design Approval to allow the demolition of an existing 180 square foot kitchen addition and the reconstruction of a 345 square foot kitchen addition to an existing historic structure. The property is located at 21 Boronda Road, Carmel Valley (Assessor's Parcel Number 189-071-004-000), Carmel Valley Master Plan.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  No

John Scourkes, Architect

**Was a County Staff/Representative present at meeting?**  No  \_\_\_\_\_ (Name)

**PUBLIC COMMENT:** None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	



**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS:**

None

**RECOMMENDATION :**

Motion by: David Burbidge (LUAC Member's Name)

Second by: Neil Agron (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 6 (Brennan, Franklin, Burbidge, Anzini, Agron, Rasmussen)

NOES: 0

ABSENT: 1 (Addison)

ABSTAIN: 1 (MacClelland)

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

---

Resolution No. PLN150055 (BARNETT DONALD B & LISA M TRS)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Use Permit and Design Approval by Barnett Donald B & Lisa M. TRS to allow the demolition of an existing 180 square foot kitchen, and the reconstruction of a 345 square foot kitchen with a 189 square foot attach trellis/terrace to a historic structure; Colors and materials to match existing. The property is located at 21 Boronda Road, Carmel Valley (Assessor's Parcel Number: 189-071-004-000), Carmel Valley Master Plan.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on March 5, 2015, pursuant to the zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 21 Boronda Road, Carmel within an "HR" (Historic Resource) District (APN 189-071-004-00) of the County of Monterey. This structure is listed on the Monterey County Register of Historical Resources.

WHEREAS, Barnett Donald B & Lisa M TRS (PLN150025) filed with the County of Monterey, an application for a Use Permit and Design approval to allow the demolition of an existing 180 square foot kitchen and the reconstruction of a 345 square foot kitchen with a 189 square foot trellis/terrace to a historic structure. Exterior materials to match existing residence.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Use Permit and Design Approval, subject to the following findings:

Finding: The proposed work is consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

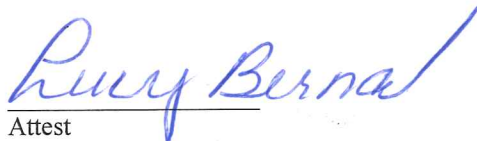
Finding: The project is consistent with Chapter 21.54 of the Monterey County Code and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. Design Approval and Use Permit application and other materials in File No. PLN150055 (Barnett)
  2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.
  3. Secretary of the Interior's Standards for the Treatment of Historic Properties.
  4. Oral testimony and HRRB discussion during the public hearing and the administrative records.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to refer the application to the Planning Commission and recommend approval of the Barnett Donald B & Lisa M TRS Use Permit and Design Approval.

Passed and adopted on this March 5, 2015, upon motion of Sheila Lee, seconded by Prader, by the following vote: approval of project as proposed

AYES: 5  
NOES: 0  
ABSENT: 0  
ABSTAIN: 0



Attest  
Lucy Bernal, Permit Technician II  
Date March 5, 2015