

**MONTEREY COUNTY PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

In the matter of the application of:

Donald D and Barbara Chapin)
(PLN100056))
RESOLUTION NO. 10-011)
Resolution by the Monterey County Planning)
Commission: Denying a fee waiver for the)
Administrative Permit fees for an)
Administrative Permit Application)
(PLN100056/Donald and Barbara Chapin) for)
the removal of an existing 840 square foot)
mobile home, the installation of a 1,344 square)
foot manufactured home, and the relocation of)
two existing portable airplane hangers. The)
property is located at 40500 Metz Road, King)
City (Assessor's Parcel Number 245-011-008-)
000), Central Salinas Valley Area Plan. The)
request for the fee waiver is subject to)
consideration by the Planning Commission per)
the Fee Waiver Policy adopted by the Board)
of Supervisors on August 29, 2000.)

WHEREAS, on July 31, 2009 a Building Permit Application (BP091222) was submitted for the removal of an 840 square foot mobile home, the installation of a 1,344 square foot manufactured home, and the relocation of two existing portable airplane hangers. In addition a Grading Permit Application (GP090084) was submitted for grading consisting of 560 cubic yards of cut, 560 cubic yards of fill for the installation of the 1,344 square foot manufactured home; and

WHEREAS, during the planning review process it was determined that an Administrative Permit is required for the manufactured home since it is greater than ten years old per section 21.64.040 C.1. and D. The purpose of this section is to establish the regulations, standards, and circumstances for the placement of manufactured dwelling units on permanent foundations, and to provide the parameters under which such units may be determined to be compatible in an area of residential uses. This ordinance section provides the department with the discretion to evaluate if a manufactured home older than ten years is a compatible use. An application and instructions were given out to the applicant. Currently the application and fees have not been submitted as the applicant requests that the fee waiver be processed prior to submitting the application; and

WHEREAS, on March 19, 2010 the applicant submitted an e-mail requesting a fee waiver for the Administrative Permit fees of \$4,287.85 for Planning File No. PLN100056. The applicant submitted a Fee Waiver Request because they believe that since the project has been reviewed by County Departments and Agencies for the Building and Grading Permits that the project does not need to be reviewed or the fees paid for the required Administrative Permit. However, the ordinance requires a discretionary permit to determine if the use is compatible. The fees are based on the current Monterey County Land Use Fee schedule for an Administrative Permit; and

WHEREAS, the RMA-Planning Department circulated the fee waiver request to all applicable County Departments. These County Departments recommended that the fee waiver be denied

because there are no special circumstances that warrant the fee waiver, and the request does not meet the criteria established by the Board of Supervisors; and

WHEREAS, the RMA-Planning Department referred the Fee Waiver Request to the Monterey County Planning Commission based on the Planning Commission's authority to waive permit fees when the request does not meet the criteria of the Fee Waiver Policy adopted by the Board of Supervisors on August 29, 2000 for the RMA-Planning Director authorized fee waivers; and

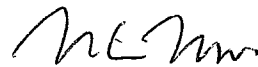
WHEREAS, on May 26, 2010, the Monterey County Planning Commission conducted a public hearing for the Donald and Barbara Chapin Fee Waiver Request (PLN100056) for the Administrative Permit fees where the Monterey County Planning Commission received the staff report for the Fee Waiver Request.

DECISION

NOW, THEREFORE, it is the decision of the Monterey County Planning Commission to deny the request for a fee waiver for the Administrative Permit PLN100056/Donald and Barbara Chapin.

PASSED AND ADOPTED this 26th day of May, 2010 upon motion of Commissioner Vandevere and seconded by Commissioner Rochester, by the following vote, to-wit:

AYES: Getzelman, Vandevere, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl,
Padilla, Ottone
NOES: None
ABSENT: None
ABSTAIN: None



MIKE NOVO, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN 02 2010

IF ANYONE WISHE TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

JUN 12 2010