

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 8, 2005, 2005 at 9:35 a.m.	Agenda Item 4
Project Description: Coastal Administrative Permit to allow an attached 450 square foot Senior Citizen Unit which was constructed without benefit of building or planning permits. The permit will correct violation number CE040447 and legalize the use of the Senior Citizen Unit. The property is located at 3298 Stevenson Drive, Pebble Beach (assessor's parcel number 008-442-016-000), east of the intersection of Alva Lane and Stevenson Drive, Del Monte Forest Area.	
Project Location: 3298 Stevenson Drive, Pebble Beach APN: 008-442-016-000	
Planning Number: PLN050061	Name: Souikas, Jack and Lillian
Plan Area: Del Monte Forrest Land Use Plan	Flagged and Staked: No
Zoning Designation: LDR/1.5-D(CZ)	
CEQA Action: Categorically Exempt - §15303	
Department: Planning and Building Inspection	

RECOMMENDATION:

Approve the Sioukas Coastal Administrative Permit based on Findings and Evidence (Exhibit "A") and subject to proposed conditions (Exhibit "B").

OVERVIEW:

The project proposes to permit the illegal conversion of an existing covered patio into a senior citizens unit not exceeding the zoning density of the property. The issuance of a Coastal Administrative Permit and Building Permit will correct this land use violation (CE040447).

Staff's review determined that the proposed senior citizens unit meets the site development standards for the LDR Zoning District and is an allowed use pursuant to Section 20.14.040.P. The project will not have a potentially significant environmental impact and is consistent with the LCP policies for the Del Monte Forest Land Use Plan (See Findings and Evidence in Exhibit "A"). The project qualifies for a Categorical Exemption under CEQA pursuant to Section 15303(a) (second dwelling unit in a residential zone). No issue remains unresolved for this project.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Pebble Beach Community Services District
- ✓ Coastal Commission

All have reviewed this project. The Planning and Building Inspection Department, Water Resources Agency and Pebble Beach Community Services District recommend conditions (Exhibit "B").

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

Anna Ginette, Project Planner
(831) 755-5175, ginetteav@co.monterey.ca.us
September 8, 2005

Cc: Environmental Health; Public Works; Parks Department; Aromas Fire Protection District; Water Resources Agency; Luis Osorio; Anna Ginette; Zena Zeres; Coastal Commission; Representative; Property Owner; File

Attachments: Exhibit "A" Recommended Findings and Evidence
Exhibit "B" Recommended Conditions of Approval
Exhibit "C" Project Plans
Exhibit "D" Vicinity Map

This report was reviewed by Luis Osorio, Senior Planner.

Exhibit “B”
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed attached Senior Citizen Unit complies with all applicable requirements of Section 20.64.020 of the Ordinance.

EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN050061.

(b) Project planner conducted an on-site inspection on November 22, 2004 to verify that the project on the subject parcel conforms to the plans listed above.

(c) The proposed Senior Citizen Unit is an allowed uses, in accordance with Section 20.14.040 of the Zoning Ordinance (Low Density Residential).

(d) The project complies with the regulations for a Senior Citizen Unit in accordance with Section 20.64.010.C of the Zoning Ordinance. A condition has been incorporated requiring the applicant to record a deed restriction stating applicable restrictions to the unit.

(e) The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (“LDR/1.5-D (CZ)”). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 20.14.060.

(f) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN050061.

2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Pebble Beach Community Services District. Conditions recommended have been incorporated.

(b) Materials and documents in Project File No. PLN050061.

(c) Staff conducted an on-site visit on November 22, 2004 to verify that the site is suitable for this use.

(d) Necessary public facilities are available and will be provided.

3. **FINDING: CEQA (Exempt):** - The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.
(b) No adverse environmental effects were identified during staff review of the development application during site visits on November 22, 2004.
(c) Development is largely contained in an already disturbed area of the property. Tree removal is minimal. The structure to be demolished is less than 50 years old and there has been no indication of it being a historic resource. There are no unusual circumstances related to the project or property.

4. **FINDING: VIOLATIONS** - The subject property currently has a violation (CE040447). The attached Senior Unit was built with out benefit of permit.

EVIDENCE: (a) See project description.

5. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE (a) The subject property is not described as an area where the Local Coastal Program requires access.
(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(d) Staff site visit on November 22, 2004.

6. **FINDING: COMPLIANCE WITH REGULATIONS** – The proposed senior unit complies with all applicable requirements of Seciton 20.64.010.C of the Monterey County Coastal Implementation Plan (Part 1).

EVIDENCE: (a) Materials and documents in Project File No. PLN050061.

7. **FINDING: SEWAGE DISPOSAL AND WATER SUPPLY** - That adequate sewage disposal and water supply facilities exist or are readily available to the site, as approved by the Director of Environmental Health.

EVIDENCE: Materials and documents in Project File No. PLN050061.

8. **FINDING: TRAFFIC IMPACT** – The addition of another unit on the property will not adversely affect traffic and was approved by public works.

EVIDENCE: Materials and documents in Project File No. PLN050061.

9. **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) Preceding findings and supporting evidence.
(b) Materials and documents in Project File No. PLN050061

10. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030.A of the Monterey County Coastal Implementation Plan (Part 1)
(b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1).

Exhibit C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>Sioukas, Jake and Lillian</u> File No: <u>PLN050061</u> APNs: <u>008-442-016-000</u> Approval by: _____ Date: _____
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**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>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Coastal Administrative Permit will allow an attached 450 square foot Senior Citizen Unit which was constructed without benefit of building or planning permits. The permit will correct violation number CE040447 and legalize the use of the Senior Citizen Unit. The property is located at 3298 Stevenson Drive, Pebble Beach (assessor's parcel number 008-442-016-000), east of the intersection of Alva Lane and Stevenson Drive, Del Monte Forest Area. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A Coastal Administrative permit (Resolution 050061) was approved by the Director of Planning and Building for Assessor's Parcel Number 008-442-016-000 on July 27, 2005. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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. (Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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	

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4		PBD006 - DEED RESTRICTION - USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the Senior Citizens Unit as stated in section 20.64.010. of the Zoning Ordinance. (Planning and Building Inspection)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
6		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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7		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Service District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final of grading and/or building permit.	
8		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final of grading and/or building permit.	

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		<p>and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.</p> <p>Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Service District)</p>				