

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 8, 2005 at 9:55 a.m.	Agenda Item #9
Project Description: Combined Development Permit consisting of: a Coastal Administrative Permit to allow construction within 100 feet of an environmentally sensitive area; a Coastal Administrative Permit and Design Approval for 370 square feet of deck, construction of redwood trellis over an existing parking space and redesign of an existing patio area.	
Project Location: 102 Yankee Point Drive, Carmel APN: 243-161-005-000	
Planning Number: PLN050276	Name: Seaborn
Plan Area: Carmel Land Use Plan	Flagged and Staked: Yes
Zoning Designation: LDR/1-D (20)(CZ) or Low Density Residential 1 acre/unit, Design Control Overlay Zone, Coastal Zone with a structure height limit of 20 feet.	
CEQA Action: Categorically Exempt per §15301(e) of the CEQA Guidelines (Existing Facilities)	
Department: Planning and Building Inspection	

RECOMMENDATION:

Staff recommends approval of the Seaborn Combined Development Permit subject to the Findings and Evidence (**Exhibit “B”**) and recommended conditions of approval (**Exhibit “C”**).

PROJECT ISSUES:

The applicant proposes a 370 square foot addition to the south side of an existing single family residence at 102 Yankee Point Drive. In addition, the applicant has redesigned an existing patio area to create new outside seating, trellis and recessed hot tub adjacent to the proposed addition. A new redwood trellis would be installed over an existing parking space in front of the existing garage. An existing deck would be removed at the southwest corner of the house.

Environmentally Sensitive Habitat: This is an oceanfront property subject to Section 20.14.030 of the Monterey County Zoning Ordinance which requires a Coastal Development Permit for development located within 100 feet of an environmentally sensitive habitat. Map B (Environmentally Sensitive Habitats – Known Locations) in the Carmel Area Land Use Plan shows an environmentally sensitive habitat (i.e., kelp beds) along the coast adjacent to the subject property. The proposed improvements have been properly sited and designed to avoid impacts which would degrade the adjacent environmentally sensitive habitat.

Lot Coverage: The proposed project will result in a total of 3,267 square feet of coverage. With the removal of an existing deck (71 square feet), the proposed coverage (14.9%) will be less than the 15% maximum coverage allowed in the LDR District.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Water Resources Agency

The listed agencies and departments have reviewed the application. (See **Exhibit “C”** for their recommended project conditions.)

Note: The decision on this project is appealable to the Monterey County Planning Commission.

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cc: Mike Novo, Zoning Administrator; Applicant; Property Owner; File PLN050276.

Attachments: Exhibit “A” Project Data Sheet
Exhibit “B” Recommended Findings and Evidence
Exhibit “C” Recommended Conditions of Approval
Exhibit “D” Vicinity Map
Exhibit “E” Site Plan, Floor Plans and Elevations

This report reviewed by Jacqueline R. Onciano, Planning and Building Services Manager

EXHIBIT “B”
RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** - The project as conditioned is consistent with applicable Monterey County plans and policies, including the Carmel Area Land Use Plan, Local Coastal Program and Title 20 of the Monterey County Zoning Ordinance, which designates the project area as appropriate for residential development.

EVIDENCE:

 - (a) 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 PLN050276.
 - (b) PBI staff has reviewed the project application and accompanying materials for consistency with the Carmel Area Land Use Plan, Local Coastal Program and Title 20 of the Monterey County Zoning Ordinance.
 - (c) The project planner conducted an on-site inspection on August 19, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) Single-family dwellings are allowed uses in the subject property’s zoning district according to Section 20.14.040 of the Zoning Ordinance.
 - (e) The parcel is zoned “LDR/1-D (20)(CZ)” (Low Density Residential with a structure height limit of 20 feet, Design Control Overlay, Coastal Zone). The project is in compliance with site development standards for Low Density Residential zoning districts (Section 20.14.060 of the Zoning Ordinance).
 - (f) A Design Approval application was submitted, and staff has determined that the project will not negatively impact public viewsheds, neighborhood character, or the visual integrity of the development.

- 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, Environmental Health, Water Resources Agency, and the Carmel Highlands Fire Protection District. Recommended conditions have been incorporated into the attached list (Exhibit C).
 - (b) Staff conducted a site visit on August 19, 2005 to verify that the site is suitable for this use.
 - (c) Necessary public facilities are available and will be provided.

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

EVIDENCE:

 - (a) The project is exempt from environmental review per Section 15301(e) of the CEQA Guidelines (Existing Facilities).

- (b) No adverse environmental effects were identified during a site visit to the subject property on August 19, 2005 or during review of the project application.
- (c) There are no unusual circumstances related to the project or property.

4. FINDING: ENVIRONMENTALLY SENSITIVE HABITATS – The proposed improvements have been properly sited and designed to avoid impacts which would degrade the adjacent environmentally sensitive habitat.

- EVIDENCE:**
- (a) Map B (Environmentally Sensitive Habitats – Known Locations) in the Carmel Area Land Use Plan shows kelp beds along the coast adjacent to the property.
 - (b) Section 20.14.030 of the Monterey County Zoning Ordinance which requires a Coastal Development Permit for development located within 100 feet of an environmentally sensitive habitat.
 - (c) Development is largely contained in an already disturbed area of the property. Additional disturbance would be minimal.

4. 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. No access is required as part of the project as no substantial adverse impacts 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 August 19, 2005.

5. FINDING: NO VIOLATIONS – There are no known Code violations on the site.

EVIDENCE: Staff has reviewed Monterey County Planning and Building Inspection Department records and is not aware of any other violations existing on the subject property.

Exhibit C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Seaborn File No: PLN050276 Approval by: Zoning Administrator	APN: 243-161-005-000 Date: September 8, 2005
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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.		PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN050276) allows a 370 square foot addition, redesign of an existing patio area, removal of an existing deck and installation of a new trellis over an existing parking space for an existing one story single family dwelling. The property is located at 102 Yankee Point Drive (APN: 243-161-005-000), Carmel 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 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)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 050276) was approved by the Zoning Administrator for Assessor's Parcel Number 243-161-005-000 on September 8, 2005. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or	

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		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)			start of use	
3.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Highlands Fire</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permits</p> <p>Prior to final building inspection</p>	

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		Protection District) Community Services District)				
4		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 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. 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. (Carmel Highlands Fire Protection District).</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant and Owner</p> <p>Applicant and Owner</p>	<p>Prior to issuance of building permit</p> <p>Prior to final building inspection</p>	