

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Berte (PLN160194)

RESOLUTION NO. 16-035

Resolution by the Monterey County Zoning
Administrator:

- a) Finding the project categorically exempt per CEQA Guidelines Section 15301(e); and
- b) Approving a Combined Development Permit consisting of:
 - 1) Coastal Administrative Permit and Design Approval for a 185-square foot first floor addition and 850-square foot second floor addition to an existing 3,284-square foot single family dwelling, and a 712-square foot addition to an existing 410-square foot attached accessory dwelling unit; and
 - 2) Coastal Development Permit for the removal of three Monterey Pine trees; and, 3) Coastal Administrative Permit for development on 30% slopes.

**REVISED
November 8, 2016**

**(This resolution
supersedes the previous
resolution mailed on
October 18, 2016.)**

The Berte application came on a public hearing before the Monterey County Zoning Administrator on October 13, 2016. 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:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The application for a Combined Development Permit was submitted on May 20, 2016. The initial submittal was deemed complete on July 13, 2016. 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;
 - the 2012 Del Monte Forest Land Use Plan;
 - the 2012 Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission