

MONTEREY COUNTY BOARD OF SUPERVISORS

<b>MEETING:</b> May 11, 2010	<b>AGENDA NO:</b> 5-9
<b>Project Description:</b> Continued from April 6, 2010. Consider a resolution to: a. Deny an appeal by Michael Moeller from the January 26, 2010 Planning Commission denial of an application (PLN060251/Moeller) for a Lot Line Adjustment and new single family home. b. Deny the application for a Combined Development Permit consisting of: (1) Coastal Development Permit for a Lot Line Adjustment consisting of an equal exchange of land between two legal lots of record resulting in no change of area: Lot 5 (APN: 243-181-005-000/192 San Remo Road) has 0.61 acres and Lot 6 (APN: 243-181-006-000/194 San Remo Road) has 0.85 acres; (2) Coastal Administrative Permit and Design Approval to allow the construction of a three-story 3,994 square foot single family dwelling with a 643 square foot three-car garage, 858 square feet of deck area, and grading (approximately 523 cubic yards of cut and 89 cubic yards of fill); (3) Coastal Development Permit for development on slopes in excess of 30%; (4) Coastal Development Permit for the removal of nine Monterey pine trees and eight coastal live oak trees c. Deny a Fee Waiver request. (PLN060251/ Moeller, 192 and 194 San Remo Drive, Carmel Area Land Use Plan, Coastal Zone, APN: 243-181-005-000, 243-181-006-000)	
<b>DEPARTMENT:</b> RMA – Planning Department	

**RECOMMENDATION:** Staff recommends that the Board of Supervisors adopt a resolution (**Exhibit A**) with recommended findings and evidence to:

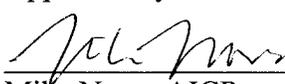
- a. Deny the appeal by Michael Moeller;
- b. Deny the above-described application for a Combined Development Permit (PLN060251/Moeller); and
- c. Deny a Fee Waiver request.

**PROJECT OVERVIEW:** On April 6, 2010, the Board adopted a motion of intent to deny the project, closed the public hearing, and continued the matter to May 11, 2010 with direction for staff to prepare appropriate findings and evidence for denial. Staff has prepared findings and evidence for the Board to consider (**Exhibit A**).

**OTHER AGENCY INVOLVEMENT:** This report has been reviewed by County Counsel.

**FINANCING:** There is no impact to the General Fund. Appropriate fees have been paid for staff time to processing this application. Because the California Coastal Commission (CCC) referred this matter back to the County, the applicant requested that the application fees be waived. The fee waiver request is proposed to be denied for the reasons stated in the resolution.

Prepared by:   
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Carl P. Holm, AICP  
Assistant Director  
RMA- Planning Department

Approved by:   
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Mike Novo, AICP  
Director  
RMA- Planning Department

Date: March 21, 2010

cc:	Board of Supervisors (16); County Counsel; Carmel Highlands Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Regional Water Quality Control Board, Planning Manager (L Lawrence); Project Planner (C. Holm); Clerk (C Allen), Applicants (Moeller); Agent (Silkwood); Neighbors/Agent (Call, Daniels, Lewis, Lombardo); Planning File PLN060251
Attachments:	Exhibit A- Draft Resolution