

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

Building Services / Environmental Services / Planning Services / Public Works & Facilities  
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Salinas, California 93901  
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## MEMORANDUM

**Date:** May 12, 2016

**To:** Zoning Administrator

**From:** Dan Lister, Assistant Planner

**Subject:** Larson (PLN160177): Additional Letters

Attached is correspondence related to the hearing of the Larsen Design Approval application (PLN160177) received between May 10 and May 11, 2016:

- 1) Nancy Runyon, Alliance of Monterey Area Preservationists, May 10, 2016
  - Concerned that the barn is historically significant.
- 2) August Louis, neighbor and requestor of the public hearing, May 10, 2016
  - Can't attend the hearing;
  - Concerned that the barn is historically significant and the proposed alterations and use are out of character; and
  - Temporary structure used as a staging area for HBO is currently located in front of the barn.
- 3) Anthony Lombardo, project representative, May 11, 2016
  - The continuance requested by August Louis on May 5, 2016 should be denied and the item should be heard as noticed.
- 4) Mathew Fuzie, neighbor, May 11, 2016
  - In support of the barn alterations.

## Lister, Daniel M. x6617

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**From:** Nancy Runyon [nrunyon@sbcglobal.net]  
**Sent:** Tuesday, May 10, 2016 10:23 AM  
**To:** Lister, Daniel M. x6617  
**Cc:** Carole Dawson; Cosmo Bua; Jeffrey Becom; Jim McCord; johnoneil; Judy MacClelland; Mark Norris; Michael Dawson; Robin Aeschliman; Salvador Munoz  
**Subject:** FW: Monterey County Zoning Administrator Hearing - May 12, 2016  
**Attachments:** Final ZA Agenda 05-12-2016.pdf

Dan,

Why does the county believe that the AM Allan/Riley/ Pt Lobos Ranch barn was built in the 1970's?

John Hudson, grandson of AM Allan, who grew up in the cottage next to the barn then moved directly across Highway 1 when his family built "Hudson House" (now part of Pt. Lobos State Reserve), said the barn was not there were he left for his Navy stationing in Washington State in 1958, but was there when he returned in 1961. The County may have plans on file because it was designed by Francis "Bud" Whisler,

renowned architectural firm Whisler-Patri, whose Bay Area projects included the Ritz Carlton Hotel, the Hills Brothers complex along the Embarcadero, and the San Francisco Centre (media.aiasf.org, July 2011 newsletter).

So not only is the barn historic (over 50 years old), but also important because of its architect. It is looking very sad with odd additions tacked on now.

Please let me know what the county has on file for the barns original construction date.

See you at the zoning meeting on Thursday.

Nancy Runyon, President  
Alliance of Monterey Area Preservationists  
P. O. Box 2752  
Monterey, CA 93942  
Home: (831) 649-8132  
Mobile: (831) 915-4546

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**From:** Hickman, Rita E. x5226 [mailto:HickmanRE@co.monterey.ca.us]  
**Sent:** Wednesday, May 04, 2016 12:25 PM  
**To:** 'robinaeschliman@aol.com'; 'jeffrebecom@comcast.net'; 'james.bilz@parks.ca.gov'; 'mattcbischoff@yahoo.com'; 'chris@carmelpinecone.com'; 'barbd10is@hotmail.com'; 'jmHUDSON.john@gmail.com'; 'monicahudson@gmail.com'; 'rodneynhunter@sbcglobal.net'; 'lucindalloyd@yahoo.com'; 'ajlouis@mbay.net'; 'salydon@aol.com'; 'lottedoc@prodigy.net'; 'lev@milaychev.com'; 'jmurphy93923@yahoo.com'; 'norrisdesignsetc@aol.com'; 'jinnyrbsn@sbcglobal.net'; 'nancy@nancyrunyon.com'; 'raeschwaderer@gmail.com'; 'sasaia@sbcglobal.net'; 'kirks624@gmail.com'  
**Subject:** Monterey County Zoning Administrator Hearing - May 12, 2016

The agenda for the May 12, 2016 Monterey County Zoning Administrator Meeting is attached. Additionally a the link to the Monterey County Zoning Administrator May 12, 2016 Agenda and all Staff Reports for the scheduled items is provided below.

[http://legistar.granicus.com/Monterey/meetings/2016/5/2669\\_A\\_Monterey\\_County\\_Zoning\\_Administrator\\_16-05-12\\_Meeting\\_Agenda.pdf?id=07d2fc34-669c-4fab-92e1-bce96b7fd9a5](http://legistar.granicus.com/Monterey/meetings/2016/5/2669_A_Monterey_County_Zoning_Administrator_16-05-12_Meeting_Agenda.pdf?id=07d2fc34-669c-4fab-92e1-bce96b7fd9a5)

Recipients of this e-mail have provided an e-mail address when expressing interest in one of the Resource Management Agency - Planning projects scheduled for hearing on the above date.

August Louis  
65 Highway One  
Carmel, CA. 93923

May 10, 2016

Jacqueline R. Onciano  
Monterey County Zoning Administrator  
168 W. Alisal Street  
Salinas, CA. 93901

Re: PLN 160177, 55 Riley Ranch Road, Carmel

Dear Ms. Onciano,

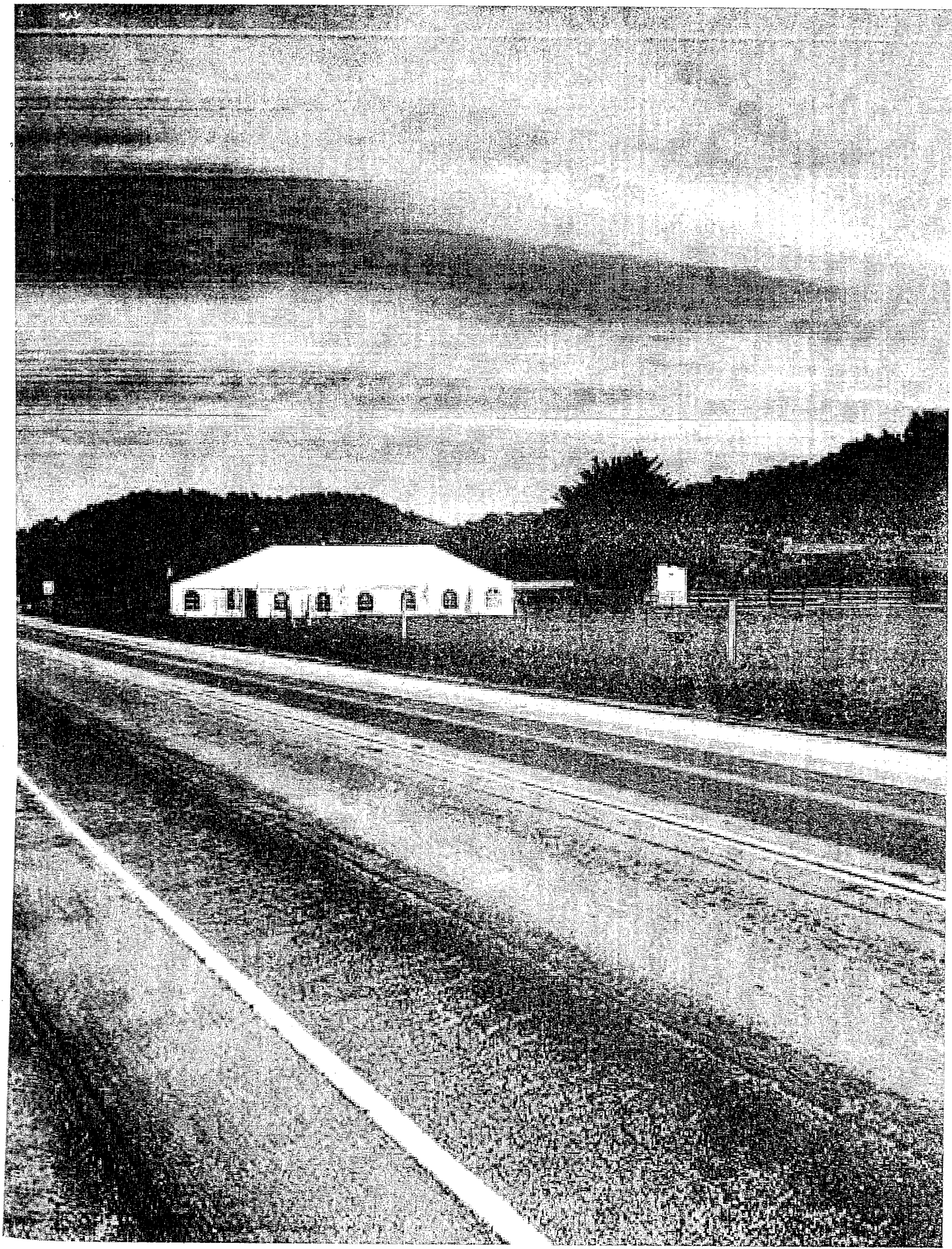
I am sorry I cannot attend the hearing you have scheduled for May 12, 2016 regarding this above referenced matter. I have had travel plans on my schedule for many months. This weekend my son graduates from college and I cannot miss this event. I am assuming you will proceed with holding the public hearing and I understand other folks will be present to participate in the public comments. I hope you will consider my written comments in this letter as part of the public hearing.

Let me start by saying that since this property is located across Highway One from Point Lobos State Natural Reserve and is largely surrounded by State Parks lands which may soon be opened for public parks purposes, this property carries very significant consideration. Point Lobos attracts over 500,000 annual visitors. It has often been called the "Crown Jewel of the State Parks System". In addition to being a world renowned destination, Point Lobos is also beloved by many many Monterey County residents. Traveling to Point Lobos requires passing immediately in front of this barn and the associated structures of this property. The views onto this property from Highway One are truly iconic. Highway One is designated as a scenic highway and the views from the highway both to the west and to the east should be maintained and respected. Changing the existing barn should not be allowed.

The barn was constructed between 1958 and 1961. The staff report, which quotes that the barn was built in the 1970s, is incorrect. The barn was designed by Francis "Bud" Whisler who married a granddaughter of A. M. Allan. This family owned Point Lobos and the adjacent lands east of Highway One. The barn served their ranching operation. Bud Whisler was a well-known San Francisco based architect who was associated with quite a number of significant architectural projects. His involvement should lead to a careful analysis of the historic elements of this barn. The barn is also at least 55 years old and should be considered historic based on this age alone. Please refer this application to the Monterey County Historic Review Board for consideration.

Mr. and Mrs. Larson have already undertaken modifications to this barn which should be stopped and restoration to the original form should be made. The wood shake roof was removed and black asphalt shingles were installed. This is significantly out of character for this barn and is unsightly as seen from Highway One. The roof lines were modified with the lower roof joists removed creating a new lower roof surface. This allowed for larger vinyl windows to be installed. The change to the window sizes and the use of vinyl type windows is far from the original character of the barn. The application seems to indicate that the request is only regarding enclosing two covered porch areas. These porch areas have already been screened with plywood panels even though the permit has not yet been approved. The

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**ANTHONY LOMBARDO & ASSOCIATES**

A PROFESSIONAL CORPORATION

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May 11, 2016

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Ms. Jacqueline Onciano  
Zoning Administrator  
County of Monterey  
168 W. Alisal Street  
Salinas, CA 93901

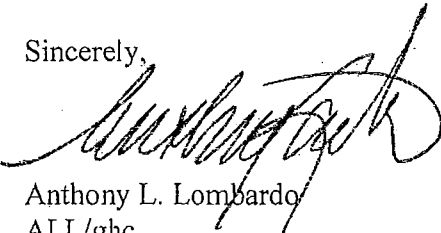
Re: Larsen PLN160177

Dear Ms. Onciano:

The Design Approval application for the aforementioned project is before you for consideration on May 12<sup>th</sup> as a result of a request by August Louis for a public hearing prior to any staff action being taken. In his request, Mr. Louis provided a summary of his concerns and objections to approval of this application. It is our understanding that in response to Mr. Louis' request for follow up, staff provided notice to Mr. Louis of the hearing date in advance of the standard noticing that followed according to proper procedure.

It has now come to our attention that Mr. Louis has requested a continuance on the hearing date due to what he describes as "personal conflict" with the date of the hearing. Please accept this letter as the applicant's notification of our objection to the continuance request. The regulations and procedures applicable to this action have been fully complied with as to advance noticing of a pending action (original pending Design Approval notice), calendaring of a hearing date based on a request from the public, publication of the hearing in a local newspaper, and posting and mailing of notices for the hearing as required. There is no regulation, procedure, or protocol for approving a continuance for a hearing based on a request from anyone other than the applicant or the staff. Based on the notice given, Mr. Louis and other interested parties are provided the opportunity to either appear at the hearing or to submit information supporting their objections (or support) for a project via letter or email in advance of the hearing. Mr. Louis's objections appear to already be a matter of record in this case. The regulations prescribe that after the matter is considered and a decision rendered based on all of the information received and presented, if Mr. Louis is not satisfied with the outcome, his ability to file an appeal on the matter is preserved by the objections that he submitted prior to the hearing and decision.

Sincerely,



Anthony L. Lombardo  
ALL/ghc

cc: Client  
Dan Lister

Lister, Daniel M. x6617

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**From:** Mat Fuzie [mfuzie463@gmail.com]  
**Sent:** Wednesday, May 11, 2016 9:55 PM  
**To:** Lister, Daniel M. x6617  
**Subject:** Larsen Barn Use

Dear Mr. Lister,

My name is Mat Fuzie and I am a neighbor of the Larsen family on Riley Road. I live across the highway and look at the barn and old stone house on a daily basis. I am neither offended or concerned about their planned use of the barn that has existed on the property for more than the 11 years my family has been a neighbor to the property. In fact, my family and I view the improvements to the property as a welcomed refreshing of the property. I hope you consider these comments in your decision of the Larsens' permit for planned use of the property.

Sincerely,

Mathew Fuzie  
60 Highway 1 Carmel Ca 93923