

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

In the matter of the application of:

LARSEN RICHARD H & LARSEN

DARYL M TRS (PLN160177)

RESOLUTION NO. 16-015

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to Section 15301 (Class 1) of the CEQA Guidelines; and
- 2) Approving the Larsen Design Approval Application (PLN160177) to allow modifications to an existing barn, including enclosing two covered porches (624 square feet), new doors, windows, and exterior paint. [55 Riley Ranch Road, Carmel, CA Carmel Area Land Use Plan (APN: 239-101-017-000)]

The Larsen Design Approval application (PLN160177) came on for public hearing before the Monterey County Zoning Administrator on May 12, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

- 1. FINDING:** **PROJECT DESCRIPTION** - The proposed entitlement is a Design Approval to allow modifications to an existing barn including enclosing two covered porches (624 square feet), new doors, windows, and exterior paint. Colors and materials consist of taupe-colored siding and trim, and sand-colored window frames, posts and beams.

EVIDENCE:

 - a) An application for an Administrative Design Approval was submitted on March 11, 2016. Public notices of the application were sent to neighboring property owners and the application was scheduled for approval on April 11, 2016, unless a public hearing was requested. On April 8, 2016, a letter was received from August Louis requesting a public hearing.
 - b) Notices of the pending approval were posted at the project site and were mailed to all parties interested in the application.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160177.
- 2. FINDING:** **CONSISTENCY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

 - a) During the course of review of this application, the project has been

reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Zoning Ordinance (Title 20);
- b) The property at 55 Riley Ranch Road, Carmel CA (APN: 243-112-015-000), Carmel Area Land Use Plan. The parcel is zoned VSC/D-SpTr (CZ) [Visitor Serving Commercial with Design Control and Special Treatment Overlays (Coastal Zone)] which allows residential development, subject to conformance with the "VSC" Zoning District and Special Treatment District (Point Lobos Ranch). The Design Control district requires issuance of a Design Approval for changes to the building.
- c) The parcel is highly visible from Highway One which is designated as a scenic corridor (Map A, General Viewshed, Carmel Area Land Use Plan). The project modifies the exterior of an existing barn that has been a visible landmark on the subject property from Highway One since the 1970s. The project encloses two covered porches, which will not substantially change the overall architecture of the barn. The modifications do not change the existing footprint, roofline, architecture or height of the barn. The modifications will have negligible visibility from Highway One, which is over 150 feet away. The modifications to windows, doors and exterior paint are consistent with the existing colors and materials of the barn. Therefore, the project will not substantially impact views of the property from the scenic corridor, Highway One.

3. **FINDING:**

DESIGN - The design of the proposed project assures protection of the public viewshed, consistency with the existing neighborhood character, and preserves visual integrity without imposing undue restrictions on private property.

EVIDENCE:

- a) The project is located at 55 Riley Ranch Road, Carmel CA. The project modifies a barn, built in the 1970's, which is highly visible from Highway One; a designated scenic highway. The property and surrounding area east of Highway One are a rural setting: ranch-style housing with accessory structures; open fields with sporadic placement of trees and the forested Santa Lucia mountain range are visible in the background. The property contains a historic house (The Allan Stonehouse), a caretaker unit, and a barn.
- b) The project will not impact the neighborhood character because the project consists of minor modifications to the existing barn, which does not change the footprint, height, materials, or colors of the existing barn. The remodel of the barn includes the enclosure of two porches (a total of 624 square feet); one of the porches faces Highway One. The enclosure of the porches is a minor renovation to the barn that does not substantially change the overall design of the existing barn. The replacement and addition of windows, doors, and exterior paint are consistent, or similar, with the existing colors and materials of the barn. Therefore, the project does not substantially impact the existing

neighborhood character.

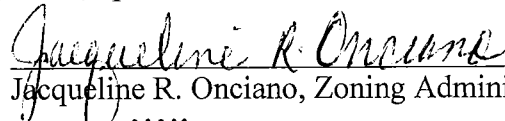
4. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1, categorically exempts minor alterations to existing public and private structures involving negligible or no expansion of use. Subsection 15301(e) allows structural additions that do not exceed 50 percent of the floor area of the existing structure.
 - b) The application proposes the remodel of an existing barn, which includes the enclosure of two covered porches into livable area and replacement and addition of windows, doors, and exterior paint. The permit does not expand the existing footprint of the barn. The enclosure of two porches (624 square feet) is less than 50 percent of the floor area of the barn, consistent with Subsection 15301(e) of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines, Section 15300.2, apply to this project.
5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 20.44.070, Monterey County Zoning Ordinance (Title 20).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt pursuant to Section 15301 (Class 1) of the CEQA Guidelines; and
2. Approve the Larsen Design Approval Application (PLN160177) to allow modifications to an existing barn, including enclosing two covered porches (624 square feet), new doors, windows, and exterior paint. Colors and materials consist of taupe-colored siding and trim and sand-colored window frames, posts, and beams. The project in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of May 2016, upon motion of


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 13 2016**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE ~~MAY 22 2016~~ **MAY 23 2016**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services' office in Salinas, CA.

Project / Owner

LARSEN BARN
Remodel/Addition

A.P.N.: 243-112-15



- NEW VINYL WINDOWS TO REPLACE (6) PROBLEMS



REPLACE (B) DOOR W/ NEW



SCALE: 1/8" = 1'-0"



35 16 12 9

SCALE: V/E - 100

SCALE: 1/4" = 1'-0"

A3.1



SW7000

SW7036

THE
PAUL DAVIS
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ARCHITECTS & PLANNERS

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Results

Sheet Title
**EXTERIOR
ELEVATIONS &
SECTION**

Shadi Muehbar: