

Exhibit G

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CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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October 20, 2017

Craig Spencer
Monterey County Resources Management Agency
1441 Schilling Place
Salinas, CA 93901

Subject: Interdepartmental Review - PLN170052 Dorman

Dear Mr. Spencer:

Thank you for forwarding the plans for Coastal Development Permit application PLN170052. The proposed project as we understand it includes a lot line adjustment, an amendment to an existing deed restriction, and the creation of a second family residence by attaching two existing historic cottages with 1,195 square feet of additions at 1600 Viscaino Road, Pebble Beach in the Del Monte Forest. The applicant is requesting an exception to allow for a second single family residence above the allowable density. We believe that the proposed project is inconsistent with the Local Coastal Program (LCP) and cannot be approved as proposed, as discussed in more detail below.

Section 20.64.300 provides the regulations for historic resources and allows reasonable flexibility of zoning standard to encourage the renovation and rehabilitation of historic structures. Such exceptions may include exceptions to various development standards such as yard, height, and coverage regulations. However, this section specifically states that exceptions "shall not include approval of uses not otherwise allowed by the zoning district regulations." The proposed project is located within the LDR (CZ) zoning district. Among the allowed uses within this district are "[s]econd residential units *not exceeding the zoning density of the property.*" Thus a second single-family that exceeds zoning density, as proposed here, is not an allowed use within the LDR (CZ) zoning district and the historic resources regulations prohibits the approval of uses not otherwise allowed by zoning district regulations. Our office therefore would strongly recommend that the County not approve an exception to exceed the allowed density for historic purposes because the LCP specifically prohibits approvals for uses that are not allowed by the zoning district.

Thank you for considering our comments. If you have any questions or would like to discuss this issue further, please contact me at (831) 427-4863 or Brian.O'Neill@coastal.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. O'Neill".

Brian O'Neill
Coastal Planner

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