



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: RES 15-029, **Version:** 1

Public hearing continued from March 17, 2015 to consider:

- a. Denying an appeal by Dr. Eugene J. Guglielmo from the decision of the Zoning Administrator to approve a Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single-family dwelling and the construction of a 2,230 square foot two-story single-family dwelling with an attached 986 square foot garage;
- b. Finding the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- c. Approving a Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single-family dwelling and the construction of a 2,230 square foot two-story single-family dwelling with an attached 986 square foot garage.

(Appeal of Coastal Administrative Permit - PLN140143/Howerton, 5 Bayview Road, Castroville, North County Land Use Plan)

PROJECT INFORMATION:

Planning File Number: PLN140143

Owner: Howerton

Project Location: 5 Bayview Road, Castroville

APN: 131-101-055-000

Plan Area: North County Area Land Use Plan

Flagged and Staked: Yes

CEQA Action: Categorically Exempt per CEQA Guidelines Section 15303(a)

RECOMMENDATION:

Staff recommends that the Board of Supervisors adopt a resolution (**Attachment B**) to:

- a. Deny an appeal by Dr. Eugene J. Guglielmo from the decision of the Zoning Administrator to approve a Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single-family dwelling and the construction of a 2,230 square foot two-story single-family dwelling with an attached 986 square foot garage;
- b. Find the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- c. Approve a Coastal Administrative Permit to allow the demolition of an existing 1,016 square foot single-family dwelling and the construction of a 2,230 square foot two-story single-family dwelling with an attached 986 square foot garage, based on the findings and evidence, and subject to the attached conditions of approval and in general conformance with the attached plans, incorporated herein by reference.

SUMMARY:

On February 28, 2014, Grant and Amelia Howerton (Applicant) applied for a Coastal Administrative Permit to demolish an existing one-story single-family dwelling and to construct a 2,230 square foot two-story single-family dwelling with a 986 square foot attached garage. The proposed residence and attached garage are designed to comply with all applicable site development standards [Section 20.14.060 (Site Development Standards)] of the Monterey County Zoning Ordinance (Title 20). The subject parcel is zoned LDR/2.5 (CZ)

[Low Density Residential, 2.5 acres per unit (Coastal Zone)]. This zoning designation is intended to accommodate low density and intensity uses in the rural and suburban areas of the County of Monterey. The construction of a residence, including the attached garage, is an allowed use under the zoning designation subject to securing a Coastal Administrative Permit.

The Howerton application was scheduled for administrative hearing on November 26, 2014, before the Director of RMA - Planning; however, on November 24, 2014, a group of neighbors submitted a letter to the Director of RMA - Planning requesting a public hearing. The Director of RMA - Planning referred the application to the Zoning Administrator for further consideration, and the Howerton application was scheduled for public hearing before the Zoning Administrator on January 8, 2015. At the public hearing, the Zoning Administrator approved the Coastal Administrative Permit (Resolution No. 15-004; **Attachment D**). On February 2, 2015, Dr. Eugene J. Guglielmo (Appellant) filed a timely appeal (**Attachment C**) from the January 8, 2015, decision of the Zoning Administrator.

The appeal is brought on the basis that the existing water systems in the vicinity of Bayview Road do not have adequate capacity or infrastructure to successfully fight a brush or structure fire, which places the entire neighborhood at risk. The Appellant has proposed a merger of the water systems in the area, and that each property owner contribute to the installation of water storage tanks and a new high-capacity well. The demolition of an existing residence and construction of a new residence on the property is not related to this objective, and should not be conditioned or denied on this basis.

The Appellant requested a meeting with RMA-Planning and Environmental Health Bureau (EHB) staff on January 30, 2015. At that meeting, the Appellant presented the water system merger proposal, and requested staff feedback and support. Staff informed the Appellant at that meeting that the merger of water systems is not within the purview of the County's review for the Howerton project, and would require the voluntary cooperation of the other water system owners. Communication between RMA-Planning, EHB, and North County Fire Protection District (NCFPD) staff on March 6, 2015, confirmed there are no issues or concerns with the project as proposed and conditioned. The subject property is located in a rural environment, and per the attached plans, would meet applicable fire suppression requirements.

The hearing on the appeal at the Board of Supervisors is de novo. The hearing before the Board of Supervisors was duly noticed for March 17, 2015. At the hearing on March 17, the Board of Supervisors continued the hearing to March 24, 2015.

DISCUSSION:

Detailed discussion is provided in **Attachment A**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions. Agencies that submitted recommended conditions of approval are noted with a check mark ("√"):

- √ Environmental Health Bureau
- √ RMA-Environmental Services
- RMA-Public Works
- Water Resources Agency
- Parks Department

North County Fire Protection District

FINANCING:

Funding for staff time associated with this project is included in the FY14-15 Adopted Budget for RMA-Planning.

Prepared by: Joseph Sidor, Associate Planner, ext. 5262

Approved by: Mike Novo, Director, RMA-Planning, ext. 5192

Carl Holm, Acting Director, Resource Management Agency

This report was reviewed by John Ford, RMA Planning Services Manager.

cc: Front Counter Copy; John Ford, RMA - Planning Services Manager; Grant and Amelia Howerton, Applicant/Owner; Dr. Eugene J. Guglielmo, Appellant; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Larry Steffen, Interested Party; Melissa McFaddin, Interested Party; Drew and Holly Hamilton, Interested Party; Project File PLN140143

The following attachments are on file with the Clerk of the Board:

Attachment A	Discussion
Attachment B	Revised Draft Board Resolution including recommended Conditions of Approval and Project Plans
Attachment C	Notice of Appeal
Attachment D	Zoning Administrator Resolution No. 15-004 (January 8, 2015)
Attachment E	Vicinity Map
Attachment F	Advisory Committee Minutes (North County Coastal LUAC)

*NOTE: Attachments C through F were distributed with the March 17, 2015 Board Report.