



County of Monterey

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

Board Report

File #: ZA 16-002, **Version:** 1

LARSEN RICHARD H & LARSEN DARYL M TRS, PLN160177

Public hearing to consider a Design Approval to enclose two covered porches and replace doors, windows, and paint on an existing barn, and find the project Categorically Exempt from CEQA. The property is located at 55 Riley Ranch Road, Carmel (Assessor's Parcel Number 243-112-015-000), Carmel Area Land Use Plan

PROJECT INFORMATION:

Planning File Number: PLN160177

Owner: Larsen Richard H & Larsen Daryl M TRS

Project Location: 55 Riley Ranch Road, Carmel

APN: 243-112-015-000

Agent: Anthony Lombardo and Associates (Gail Hatter-Crawford)

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: No

CEQA Action: Categorically Exempt

Planner: Dan Lister, Assistant Planner

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- Find the project Categorically Exempt pursuant to Section 15301(Class 1) of the CEQA Guidelines; and
- Approve the Design Approval Application (PLN160177) to allow modifications to an existing barn including the enclosure of two covered porches (624 square feet), new doors, windows, and exterior paint. Colors and materials consist of taupe siding and trim, and sand colored windows frames, posts and beams. No conditions of approval to be applied to this project.

SUMMARY:

Owners have a barn that they would like to use as a garage, storage, and multipurpose room for their family accessory to the main dwelling. This action requires an Administrative Design Approval; however, staff received a request for public hearing pursuant to our administrative process. The home on the property is historic (The Allan Stone-house), but the barn is not. Staff finds that proposed modifications to the barn would not detract from the appearance or aesthetic appeal of the structure.

DISCUSSION:

The project consists of minor modifications to the exterior of an existing barn. The property is in the "D" (Design Control) Zoning Overlay district which requires approval of a Design Approval for modifications to structures and fences. Action on the Design Approval requires finding that the project protects the neighborhood character and preserves the visual integrity of the area. Modifications to this barn could normally be approved administratively, except in this case, a public hearing has been requested by a neighboring property owner.

The barn was constructed in the 1970's and is highly visible from Highway One, a designated scenic highway. The property and area east of Highway One consist of a rural landscape: ranch-style housing and accessory structures; open fields with sporadic placement of trees; with the forested Santa Lucia mountain range in the

background. The property contains a historic house (The Allan Stone-house), a caretaker unit, and a barn. The barn is not a historic structure, but any modifications to the barn should not detract from the quality of the landscape.

Modifications to the barn include enclosing two porches (a total of 624 square feet) with one of the porches facing Highway One. Enclosing the porches is a minor change to the overall architecture of the barn which will not significantly affect the appearance or aesthetic appeal of the structure. Enclosing the porches will move the walls out to align with the existing walls of the barn, and will not result in any expansion of the roof, or need to change the roof line.

Existing windows and doors will be replaced with windows and doors of like color materials and design. New windows and doors will be added to the porch additions. New windows and doors will match the existing design, color, and materials. New exterior paint colors will be consistent with the existing colors and materials of the barn. Modifications to the barn will not significantly change the mass, lines, colors, or materials of the barn. Therefore, the modifications to the barn will not significantly impact the existing neighborhood character or visual integrity of the rural setting.

On April 8, 2016, a public hearing was requested by August Louis, (Exhibit C). The letter expresses concerns that the enclosure of the porches will detract from the barn's neighborhood appeal as the barn has been an important architectural fixture in the community for many decades. In addition, the use of the barn for non-agricultural purposes will have a negative impact on the community. As stated above, the remodel retains the architecture, materials, and colors of the existing barn, and, therefore, will not significantly impact the existing neighborhood character or visual integrity of the rural setting.

Concerns with the use of the barn are not part of this application. The barn may be used in a manner consistent with the provisions of Title 20 and the Carmel Area Land Use plan. The barn has historically been used for agricultural and non-agricultural uses. The current owners wish to use the barn as a garage, storage, and multipurpose room for their family accessory to the main dwelling. Uses within an existing structure, accessory to a dwelling are exempt from a Coastal Development Permit.

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

Prepared by: Dan Lister, Assistant Planner, Ext. 6617

Approved by: John Ford, RMA Services Manager, Ext. 5158

Carl P. Holm, AICP, Resource Management Agency Director

ATTACHMENTS:

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| Exhibit A | Draft Resolution, including: |
| | • Site Plan, Floor Plan and Elevations |
| Exhibit B | Vicinity Map |
| Exhibit C | Public Hearing Request from August Louis, dated April 8, 2016 |

cc: Front Counter Copy; Zoning Administrator; John Ford, RMA Services Manager; Larsen Richard H & Larsen Daryl M TRS, Owner; Anthony Lombardo and Associates (Gail Hatter-Crawford), Agent; August Louis, Interested Party; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Project File PLN160177