



# Memorandum

**MONTEREY COUNTY**  
**PLANNING AND BUILDING**  
**INSPECTION DEPARTMENT**

DATE: July 19, 1991

TO: Robert Slimmon, Jr.  
Nick Chiulos  
Dale Ellis  
Fran Huston  
Coastal Team

FROM: Patrick Downs *Patrick Downs*

Re: Interpretation of Monterey County Coastal Implementation Plan 20.147.030.A1.b

I have had several conversations with clients questioning the applicability of this section to nonresidential projects. Subsequently, I have carefully reviewed the above-referenced section of the Coastal Implementation Plan and the associated Del Monte Forest Area Land Use Plan policies and determined that the 5,000 square foot structural coverage limitation and the 4,000 square foot impervious surface coverage limitation only applies in the context of residential development. These limitations do not apply to nonresidential projects such as commercial, institutional, or quasi public projects.

This interpretation does not change or modify in any way LUP Policy No. 1 and in fact is consistent with and supports that underlying policy. The structural and surface coverage limitations were intended as specific standards to be applied in the context of residential development toward the policy goal of minimizing runoff, site disturbance, erosion, and sedimentation in the named watersheds. The intent to limit the coverage limitations to residential development is made clear by the use of the word "dwellings" in subsection b.

This interpretation has been specifically confirmed on June 14, 1991 by Rick Hyman who was responsible for certification of the Coastal Implementation Plan. It is Rick's opinion that this provision was originally intended to apply only to residential development.

*reconfirmed by  
Rick Hyman on  
8-12-2008*