

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> May 29, 2014	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Consider a Coastal Development Permit and Design Approval to allow the remodel of an existing 2,652 square foot single family dwelling within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat.	
<b>Project Location:</b> 26330 Scenic Road, Carmel	<b>APN:</b> 009-443-003-000
<b>Planning File Number:</b> PLN130821	<b>Owner:</b> Yeslek Scenic LLC <b>Agent:</b> Don McBride
<b>Planning Area:</b> Carmel Area Land Use Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : “MDR/2-D (18) (CZ) [Medium Density Residential, 2 units per acre, with a Design Control Overlay and 18 foot Height Limit in the Coastal Zone]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301(a)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Zoning administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15301(a) of the CEQA Guidelines; and
- 2) Approve PLN130821, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

### PROJECT OVERVIEW:

The project consists of the remodeling of an existing 2,652 square foot single family dwelling with detached garage. The remodel includes the reduction of the existing kitchen and the addition of two window seats located in the hallway and bedroom, resurfacing and repairs to an existing 599 square foot deck, remodel to all walkways and patios, conversion of an existing 126 square foot enclosed patio into living room space, new doors, windows, roofing, and paint. The project does not require any grading. The remodel will reduce the overall coverage to 2,603 square feet.

A Coastal Development Permit is required because the project is located within a positive archaeological area and is within 100 feet of the ocean. An archaeological report was prepared for the project which concludes that sparse and insignificant resources were found on the property. Since no grading is proposed, resources are highly unlikely to be found or uncovered from the proposed remodel of the dwelling, but the report recommends archaeological monitoring as a condition of approval during re-landscaping, planter and walkway remodels, and patio and walkway paving.

A biological report was not required since the project proposes to remodel only the existing dwelling. At present, the site is completely developed with no areas on the property supporting special status species. The property overlooks the ocean, beach and rocky terrain, but development is not proposed in these areas. The project is located within a 100-year floodplain. The Water Resources Agency received an acceptable flood analysis and a FEMA Elevation Certificate which indicates that the existing structure is elevated properly in accordance with Monterey County Code Chapter 16.16.

The project, as proposed, is consistent with the 1982 Monterey County General Plan, Carmel Area Land Use Plan, and the Monterey County Code. The project will not have an impact to environmentally sensitive habitat, cultural or historic resources. Therefore, staff recommends that the Zoning Administrator approve the project.

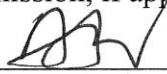
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ RMA – Environmental Services
- √ Water Resources Agency
- √ Cypress Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Water Resources Agency and RMA – Environmental Services have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC. The project is not a variance, a conflicting lot line adjustment, a Design Approval that requires public hearing, and does not require CEQA analysis.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission, if applicable.



Dan Lister, Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)  
May 13, 2014

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA- Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; RMA – Environmental Services; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; Joseph Walter of Yeslek Scenic LLC, Owner; Don McBride, Agent; The Open Monterey Project; LandWatch; Planning File PLN130821

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations
	Exhibit C	Vicinity Map

This report was reviewed by Luke Connolly, RMA Services Manager.



**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN130821**

<b>Project Title:</b>	Yeslek Scenic LLC	<b>Primary APN:</b>	009-443-003
<b>Location:</b>	26330 Scenic Road, Carmel	<b>Coastal Zone:</b>	Yes
<b>Applicable Plan:</b>	Carmel Area Land Use Plan	<b>Zoning:</b>	MDR/2-D(18)(CZ)
<b>Permit Type:</b>	Coastal Dev. Permit	<b>Plan Designation:</b>	Residential
<b>Environmental Status:</b>	Cat. Exempt	<b>Final Action Deadline:</b>	7/5/2014
<b>Advisory Committee:</b>	Carmel/Carmel Highlands		

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**Project Site Data:**

<b>Lot Size:</b>	10,973sf	<b>Coverage Allowed:</b>	35%
		<b>Coverage Proposed:</b>	23.7%
<b>Existing Structures:</b>	2,652sf	<b>Height Allowed:</b>	18'
<b>Proposed Structures:</b>	2,603sf	<b>Height Proposed:</b>	16.5'
		<b>FAR Allowed:</b>	45%
		<b>FAR Proposed:</b>	23.7%

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**Resource Zones and Reports:**

**Environmentally Sensitive Habitat:** None

**Archaeological Sensitivity Zone:** High

**Archaeological Report #:** LIB140009

**Erosion Hazard Zone:** Slight

**Fire Hazard Zone:** None

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**Other Information:**

<b>Water Source:</b>	Cal-AM	<b>Sewage Disposal:</b>	Sewer
<b>Water District/Company:</b>	MPWMD	<b>Sewer District Name:</b>	CAWD
<b>Fire District:</b>	Cypress	<b>Grading (cubic yards):</b>	None
<b>Tree Removal (Count/Type):</b>	None		

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**Yeslek Scenic LLC (PLN130821)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project Categorically Exempt per Section 15301(a) of the CEQA Guidelines;  
and
- 2) Approving a Coastal Development Permit and Design Approval to allow the remodel of an existing 2,652 square foot single family dwelling within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat.

[PLN130821, Yeslek Scenic LLC, 26330 Scenic Road, Carmel, Carmel Area Land Use Plan (APN: 009-443-003-000)]

**The Yeslek Scenic LLC application (PLN130821) came on for public hearing before the Monterey County Zoning Administrator on May 29, 2014. 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 project is a Coastal Development Permit and Design Approval to allow development, the remodel of an existing 2,652 square foot single family dwelling with detached garage, within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat. The remodel includes the reduction of the existing kitchen and the addition of two window seats located in the hallway and bedroom, resurfacing and repairs to an existing 599 square foot deck, remodel to all walkways and patios, conversion of an existing 126 square foot enclosed patio into living room space, new doors, windows, roofing, and paint. The project does not require any grading. The remodel will reduce the overall coverage to 2,603 square feet.

**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130821.
- 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 Coastal Implementation Plan Part 4;
  - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 26330 Scenic Road, Carmel (Assessor's Parcel Number 009-443-003-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control Overlay and 18 foot Height Limit in the Coastal Zone ("MDR/2-D (18) (CZ)), which normally allows remodel of an existing dwelling with a Design Approval because of the Design Control Overlay. However, because the project is located within 750 feet of a known archaeological resource and within 100 feet of an environmentally sensitive habitat, a Coastal Development Permit is required. Therefore, the project is an allowed land use for this site.
- c) The project is consistent with the Design Approval Overlay regulations, Chapter 20.44 of the Monterey County Zoning Ordinance. The remodel of the dwelling will use colors and materials consistent with those of the neighborhood.
- d) The project is located within an Overlay District which does not allow structures to exceed a height of 18 feet. The height of the dwelling is 16.5 feet. The remodel will not change the height of the dwelling. Therefore, the project is consistent.
- e) A Coastal Development Permit is required because the project is located within a positive archaeological area (CA-MNT-17). An archaeological report was prepared for the project which concludes that sparse and insignificant resources were found on the property. Since there is no grading proposed, resources are highly unlikely to be found or uncovered from the proposed remodel of the dwelling. The report recommends archaeological monitoring as a condition of approval during re-landscaping, planter and walkway remodels, and patio and walkway paving. The project is consistent with Policy 2.8.3.4 of the Carmel Area Plan Use Plan (Section 20.146.090.D.3 of the Monterey County Coastal Implementation Plan) in that the project is designed to avoid impacts to potential on-site resources.
- f) The project planner conducted a site inspection on November 21, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was not referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC. The project is not a variance, a conflicting lot line adjustment, a Design Approval that requires public hearing, and does not require CEQA analysis.

- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130821.
3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA – Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by the departments and agencies have been incorporated.
  - b) The following reports have been prepared:
    - “Preliminary Archaeological Report” (LIB140009) prepared by Archaeological Consulting, Salinas, CA, dated September 28, 2007, amended on December 4, 2013.The reports indicate that there are no physical or environmental constraints that would make the site unsuitable for the use proposed.
4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA – Environmental Services, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are currently provided to the existing dwelling. Wastewater services are provided by Carmel Area Wastewater District. Water is provided by Cal-Am, managed by the Monterey Peninsula Water Management District. The remodel of the dwelling will not increase water use.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 21, 2013 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.



6. **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(a) categorically exempts the exterior and interior remodel and alteration of an existing facility.
  - b) The project consists of the remodel of an existing 2,652 square foot single family dwelling with detached garage. The remodel includes the reduction of the existing kitchen area and the addition of two window seats located in the hallway and bedroom resurfacing and repairs to an existing 599 square foot deck, remodel to all walkways and patios, conversion of an existing 126 square foot enclosed patio into additional living room space, new doors, windows, roofing, and paint.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 21, 2013.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
7. **FINDING:** **ESHA** – The subject project does not impact environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- EVIDENCE:**
- a) The project includes application for development within 100 feet of an environmentally sensitive habitat. In accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Coastal Implementation Plan (Part 4), a Coastal Development Permit is required.
  - b) The project is located completely within a 100-year floodplain. The Water Resources Agency received an acceptable flood analysis and a FEMA Elevation Certificate which indicates that the existing structure is elevated properly in accordance with Monterey County Code Chapter 16.16. Standard floodplain conditions are applied to the approval of this project.
  - c) The project consists of the remodel of an existing dwelling overlooking the Pacific Ocean. The west end of the property is adjacent to the beach and ocean. All proposed remodel activities will occur within the dwelling and on-site areas not located on the beach or ocean. The property, outside the beach and ocean area, is completely developed. The only landscaping within the developed area are trees and scrubs within existing planters and small areas that are not paved. The project is consistent with Policy 2.3.3.2 of the Carmel Area Plan Use Plan in that the remodel is designed to avoid impacts to biological resources.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
  - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

### **DECISION**

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

1. Find the project the project Categorically Exempt per Section 15301(a) of the CEQA Guidelines; and
2. Approve a Coastal Development Permit and Design Approval to allow the remodel of an existing 2,652 square foot single family dwelling within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat. The project is 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 29th day of May, 2014.

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Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_.

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 \_\_\_\_.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.



# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130821

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Coastal Development Permit and Design Approval (PLN130821) allows the remodel of an existing 2,652 square foot single family dwelling within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat. The property is located at 26330 Scenic Road, Carmel (Assessor's Parcel Number 009-443-003-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Development Permit (Resolution Number \_\_\_\_ ) was approved by the Zoning Administrator for Assessor's Parcel Number 009-443-003-000 on May 29, 2014. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

### 3. PDSP001 - CULTURAL RESOURCES - MONITORING

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The owner/applicant shall hire a County-approved professional archaeologist to monitor all potential ground disturbing activities, such as the reduction of the kitchen, walkway remodel, and landscaping. The monitor shall ensure archaeological resource potentially discovered are protected. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) and the monitor shall evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:**

a) Prior to issuance of any Construction Permit, the Owner/Applicant shall hire a County-approved professional archaeologist to monitor all potential ground disturbing activities on the property. Said monitoring agreement shall be submitted to RMA - Planning for review and approval.

b) On an on-going basis, the Owner/Monitoring Archaeologist shall stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

### 4. EROSION CONTROL PLAN

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control Plan addressing the requirements of Monterey County Code Chapter 16.12. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

## 5. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

## 6. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 7. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Building

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County stormwater regulations. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 8. WR019 - FOUNDATION PLAN - ENCLOSURES/GRADE ELEVATIONS

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a foundation plan, prepared by a registered civil engineer or licensed architect, certifying the proposed development is compliant with the following regulations:

1. All fully enclosed areas subject to flooding shall be designed to allow for the automatic entry and exit of floodwaters. Each enclosed area shall be defined and include a minimum of two openings on different sides.
2. The vents shall have a total net area not less than one square inch for every square foot of enclosed area subject to flooding.
3. The bottom of all openings shall be no higher than one foot above grade.
4. The foundation plan shall include a vent detail, the location and dimensions of all vents, as well as internal and external grade elevations.
5. All new construction materials below 31 feet NAVD88 shall be resistant to flood damage. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a foundation plan to the Water Resources Agency for review and approval.

## 9. WR022 - ELEVATION CERTIFICATE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 10. WR031 - FLOODPLAIN NOTICE

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: [www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).

## 11. WR049 - WATER AVAILABILITY CERTIFICATION

**Responsible Department:** Water Resources Agency

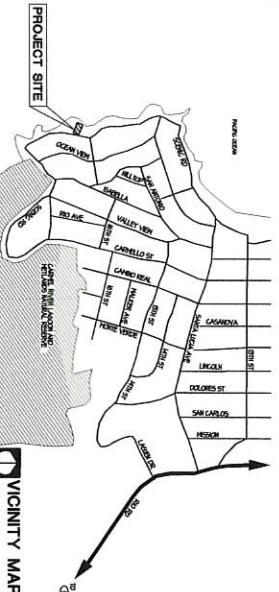
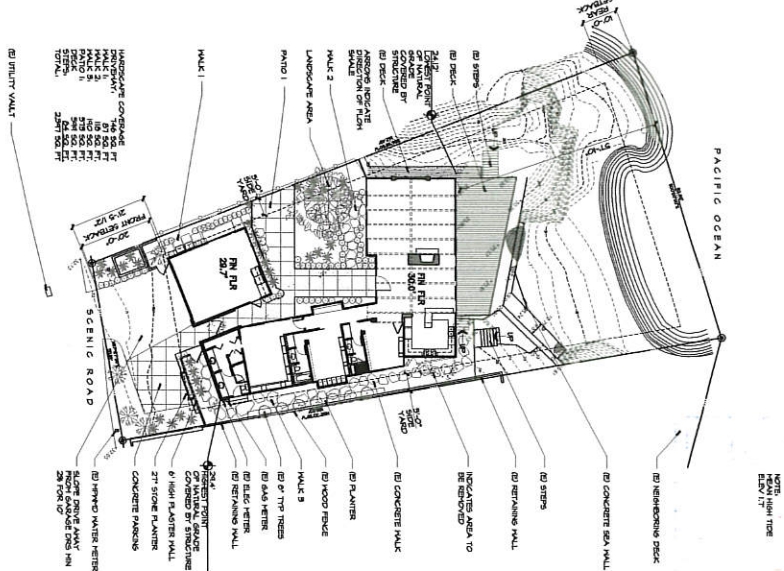
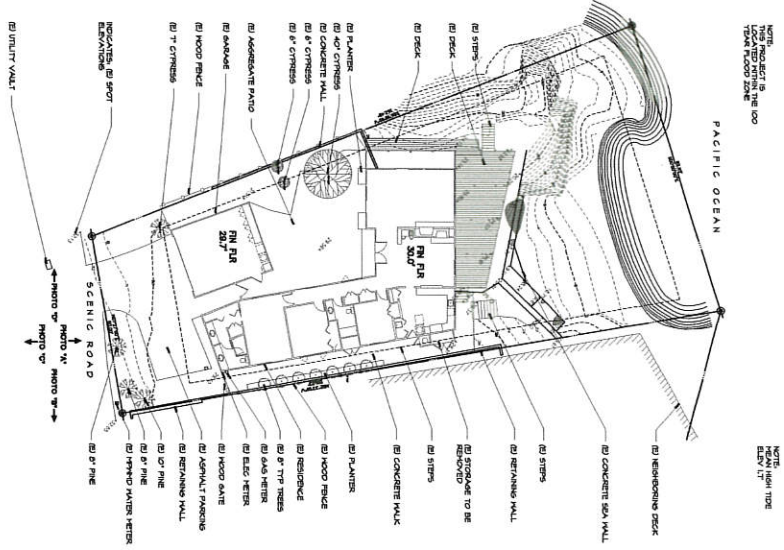
**Condition/Mitigation  
Monitoring Measure:** The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

**Compliance or  
Monitoring  
Action to be Performed:** Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:  
[www.mcwra.co.monterey.ca.us](http://www.mcwra.co.monterey.ca.us).



# SITE PHOTOS



## EXISTING SITE PLAN

## PROPOSED SITE PLAN

### PROJECT DATA:

PROJECT:	26330 SCENIC ROAD, CARMEL, CA 93929	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
APR:	009-44-003	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
ZONE:	009-44-003	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
LAND USE:	WEDGEMOUNTAIN RESIDENTIAL	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
LOT SIZE:	10,873 S.F. / 2.5 ACRES	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
OWNER:	WEDGEMOUNTAIN RESIDENTIAL	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
ARCHITECT:	WEDGEMOUNTAIN RESIDENTIAL	APPROXIMATE AVERAGE NATIONAL GRADE:	15.15'
ALLOWABLE COVERAGE:	38% (10,873 x .38 = 3,840 S.F.)	PARKING REQUIREMENTS:	PROPOSED: 3 OK
PROPOSED COVERAGE:	38% (10,873 x .38 = 3,840 S.F.)	WATER PROVIDER:	WEDGEMOUNTAIN WATER WAREHOUSE DISTRICT
ALLOWABLE F.A.R.:	45 (10,873 x .45 = 4,320 S.F.)	SEWER PROVIDER:	CARMEL AREA WEDGEMOUNTAIN DISTRICT
PROPOSED F.A.R.:	45 (10,873 x .45 = 4,320 S.F.)		

PRELIMINARY

PRELIMINARY

PRELIMINARY

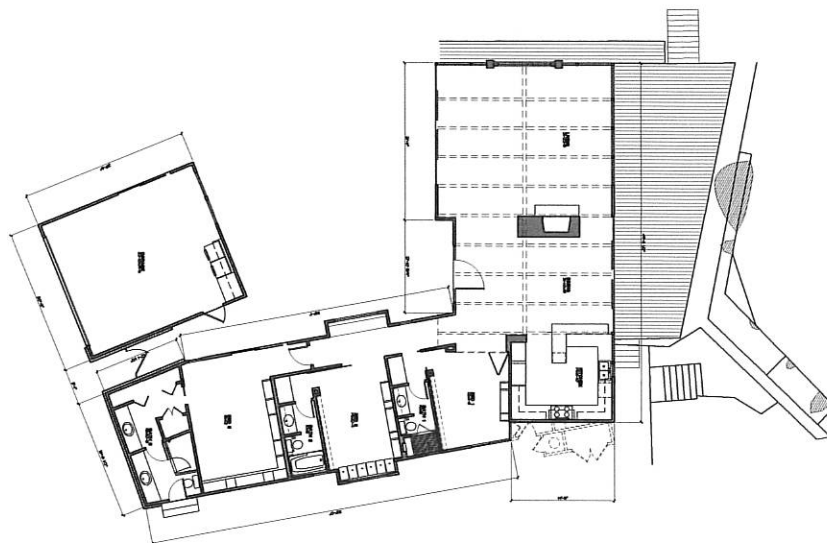
015786  
 MARLETTE ASSOCIATES  
 ARCHITECTURE  
 1605 ABRAHAM AVENUE, SUITE 100  
 CARMEL, CALIFORNIA 93917  
 (408) 926-1234

project  
**RESIDENTIAL REMODEL**  
 26330 SCENIC ROAD  
 CARMEL, CALIFORNIA

DATE	PRINTS ISSUED FOR	DATE	REVISION
10-10-13	APPLICATION REQUEST		

PROJECT NUMBER: 13-006  
 SHEET NUMBER: **ONE**  
 OF





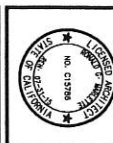

  
 NORTH
   
**FLOOR**
  
**PLAN**
  
 1/2" = 1'-0"
   
 SCALE: 1/8" = 1'-0"

PRELIMINARY

PRELIMINARY

PRELIMINARY

DATE	PRINTS ISSUED FOR	DATE	REVISION
10-10-13	APPLICATION REQUEST		



DATE	PRINTS ISSUED FOR	DATE	REVISION
10-10-13	APPLICATION REQUEST		

project  
**RESIDENTIAL REMODEL**  
 26330 SCENIC ROAD  
 CARMEL, CALIFORNIA

CONSULTANT  
 MARLETTE ASSOCIATES  
 ARCHITECTURE  
 2505 Alameda Avenue, Suite 100  
 Carmel, California 93921  
 (408) 825-1000

REFLECTED IN PLAN. EXTERIOR ELEVATIONS ARE THE PROPERTY OF THE ARCHITECT.

# EXTERIOR ELEVATIONS

SCALE 1/8"=1'-0"



PRELIMINARY

PRELIMINARY

PRELIMINARY

DATE: 10-10/13

PRINTS ISSUED FOR: APPLICATION REQUEST

DATE: 10-10/13

REVISION: 1

project

**RESIDENTIAL REMODEL**

26330 SCENIC ROAD  
CARMEL, CALIFORNIA

NO. 1378

ARCHITECT

MAPLETT ASSOCIATES

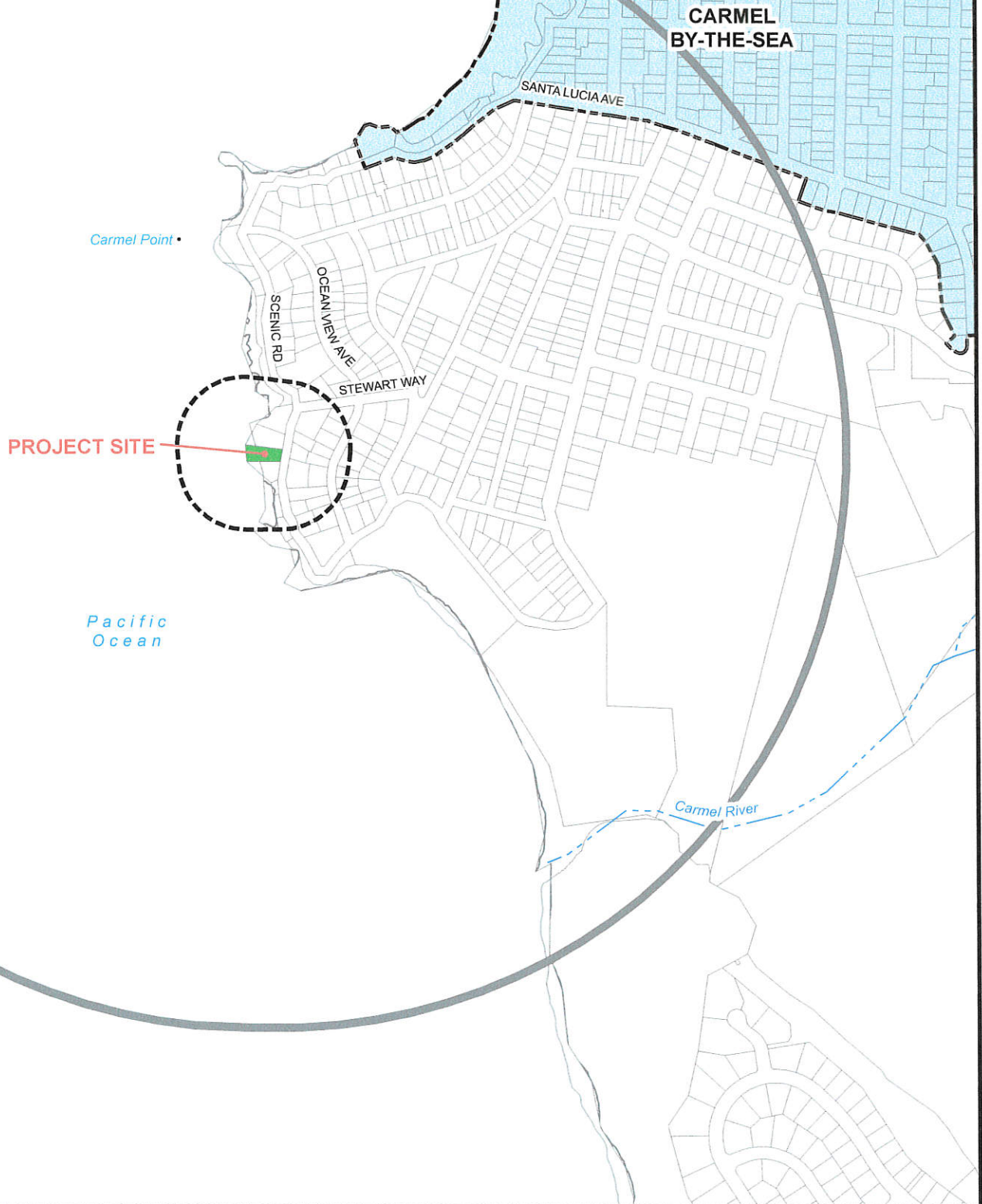
ARCHITECT

MAPLETT ASSOCIATES

ARCHITECTURE

0115786

# CARMEL AREA

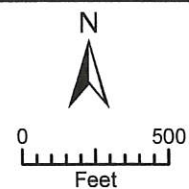


APPLICANT: YESLEK SCENIC LLC

APN: 009-443-003-000

FILE # PLN130821

2500' Limit 300' Limit Water City Limits



PLANNER: LISTER