

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> March 29, 2007    Time: 1:05 pm	<b>Agenda Item No.:</b>
<b>Project Description:</b> A Combined Development Permit consisting of 1) a Use Permit to allow residential uses in a Heavy Commercial zoning district and 2) a Use Permit to modify the parking standards for the proposed residential uses. This Combined Development Permit would delete Condition #7 of Administrative Permit PLN990431 and would allow seven single resident occupancy units for low income persons.	
<b>Project Location:</b> 3, 5 & 7 San Juan Road, Pajaro	<b>APN:</b> 117-332-001-000 and 117-332-002-000
<b>Planning File Number:</b> PLN060395	<b>Name:</b> Ortiz, Severiano & Elisa
<b>Plan Area:</b> North County Non-Coastal Zone	<b>Flagged And Staked:</b> No
<b>Zoning Designation:</b> : HC Heavy Commercial	
<b>CEQA Action:</b> Exempt under Public Resources Code Section 21159.23.	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve the amendment to the use permit based on the Findings and Evidence in **Exhibit C**, and subject to the recommended conditions in **Exhibit D**.

**PROJECT OVERVIEW:**

See Attached Discussion in **Exhibit B**.

**OTHER AGENCY INVOLVEMENT:**

- ✓ North County Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Office of Housing and Redevelopment
- ✓ Monterey County Sheriff's Department

The above checked agencies and departments have reviewed this project. Conditions recommended by Public Works, Water Resources, North County Fire Protection District and the Office of Housing and Redevelopment have been incorporated into the Condition Compliance Reporting Plan (**Exhibit D**).

This item was heard by the Pajaro Redevelopment Citizens Advisory Committee (PRCAC) on November 29, 2006 and January 24, 2007. A motion to recommend the allowance of seven units to be used as Single Room Occupancy (SRO) was made and approved 4-2. Several conditions were suggested by the PRCAC and have been incorporated as described.

Note: The decision on this project is appealable to the Planning Commission per Section 21.80.040 B of the Zoning Code (Title 21).

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 March 13, 2007

cc: Zoning Administrator; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Office of Housing and Redevelopment; Laura Lawrence, Acting Planning and Building Services Manager; Taven M. Kinison Brown, Planner; Carol Allen; Severiano & Elisa Ortiz, Applicants; Tomas Ortiz, Agent; Planning File PLN060395.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Overview  
Exhibit C Recommended Findings and Evidence  
Exhibit D Recommended Conditions of Approval  
Exhibit E ZA Resolution 990431  
Exhibit F Minutes for January 24, 2007 Pajaro Redevelopment CAC  
Exhibit G Applicant's Letter  
Exhibit H Site Plan, Elevations, Floor Plans

This report was reviewed by Laura Lawrence \_\_\_\_\_, Acting Planning and Building Service Manager.

## EXHIBIT A

### Project Information for (File PLN060395)

**Project Title:** Ortiz  
**Location:** 3,5,7 San Juan Road, Pajaro

**Primary APN:** 117-332-002-000  
**Coastal Zone:**

**Applicable Plan:** North County Non-Coastal  
**Permit Type:** Use Permit

**Zoning:** HC  
**Plan Designation:** Commercial

**Environmental Status:** Exempt  
**Advisory Committee:** North County Non-Coastal  
Pajaro Redevelopment  
Citizens Action Subcommittee

**Final Action Deadline:**

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#### Project Site Data:

<b>Lot Size:</b> 4400 Square Feet	<b>Coverage Allowed:</b> 50%
<b>Existing Structures (sf):</b> 5600 Square Feet	<b>Coverage Proposed:</b> No Change
<b>Proposed Structures (sf):</b> No Change	<b>Height Allowed:</b> 35 feet
<b>Total Square Feet:</b> No Change	<b>Height Proposed:</b> No Change
	<b>FAR Allowed:</b> No standard
	<b>FAR Proposed:</b> No change

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#### Resource Zones and Reports

<b>Environmentally Sensitive Habitat:</b> n/a	<b>Erosion Hazard Zone:</b> n/a
<b>Botanical Report #:</b> n/a	<b>Soils/Geo. Report #:</b> n/a
<b>Forest Mgt. Report #:</b> n/a	<b>Geologic Hazard Zone:</b> n/a
	<b>Geologic Report #:</b> n/a
<b>Archaeological Sensitivity Zone:</b> n/a	
<b>Archaeological Report #:</b> n/a	<b>Traffic Report #:</b> None Required
<b>Fire Hazard Zone:</b> Urban	

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#### Other Information:

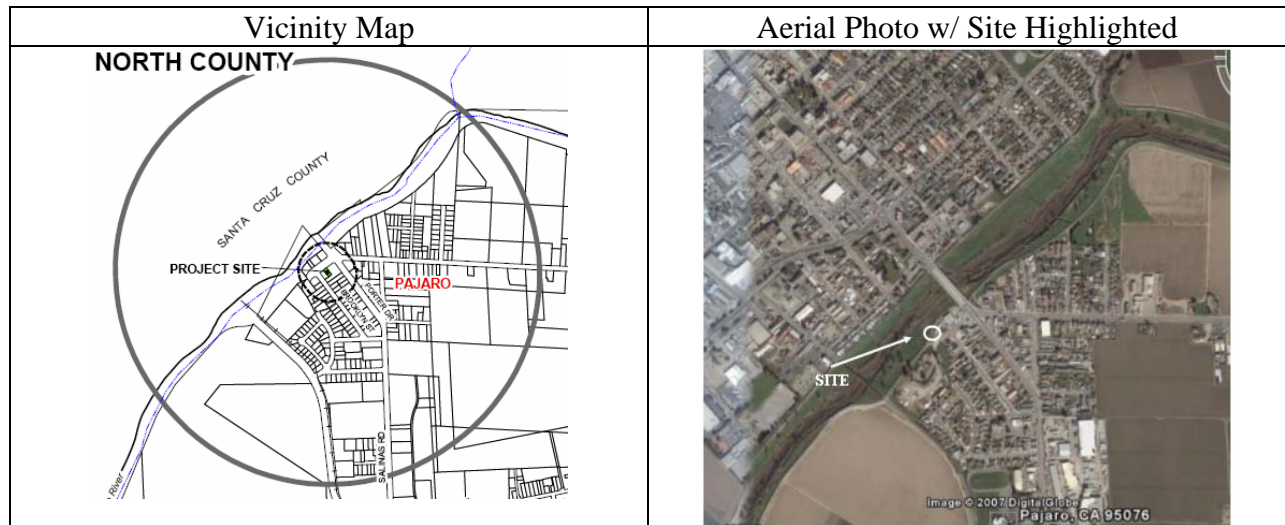
<b>Water Source:</b> Public	<b>Sewage Disposal (method):</b> Sewer
<b>Water District/Company:</b> Pajaro Sunny Mesa Community Services District	<b>Sewer District Name:</b> Pajaro County Sanitation District
<b>Fire District:</b> North County	<b>Grading (cubic yds):</b> None
<b>Tree Removal (Count/Type):</b> None	

# EXHIBIT B

## PROJECT OVERVIEW

### SETTING AND PROJECT DESCRIPTION

The property is located in the northern limits of Monterey County and is literally across the bridge from Watsonville and Santa Cruz County. The subject structure and site of the applicant's request is a two story structure with separate addresses for the butcher shop/market (3 San Juan Road), restaurant/café (7 San Juan Road) and the upper story (5 San Juan Road) (APN: 117-332-002-000). Three ground floor studio apartments and parking for all uses are on the applicant's adjacent parcel (APN: 117-332-001-000).



## BACKGROUND

On June 14, 2001 the applicant received approval from the Monterey County Zoning Administrator for an Administrative Permit (PLN990431) for light retail commercial uses of approximately 2,600 square feet on the first floor of an existing two-story building in the HC Heavy Commercial area of Pajaro. These “light” retail uses are a butcher shop/market and restaurant/café with minimal fixed seating. At the time of the earlier Administrative Permit review, it was noted that the upper story of the building was configured for and being used for Single Room Occupancy (SRO) units. A condition was placed on Administrative Permit PLN990431 disallowing use of the upper story for residential purposes due to the site only being able to accommodate eleven parking spaces on the property owner’s adjacent parcel. The eleven available on-site parking spaces were deemed the minimum required to satisfy the commercial uses and three ground floor studio apartments (in a separate structure) on the applicant’s two-parcel commercial property.

Since this time, the applicant has returned to the County Board of Supervisors for a Letter of Public Convenience and Necessity (PLN060144) for off-site alcoholic beverage sales associated with the butcher shop/market on the first floor. Earlier that year, a Code Enforcement case (CE060131) had been opened due to reported residential use of the second story – in violation of the Administrative Permit. Prior to the Board being able to take action on the Letter of Public Convenience and Necessity item, the applicant had to demonstrate that they were in compliance with all conditions and provisions of their earlier permit (PLN990431). County Code Enforcement and Planning Department staff verified that the applicant had cleared out the tenants and that no residential uses were occurring on the restricted second story. The Board of Supervisors approved the Letter of Public Convenience and Necessity on July 19, 2006.

## ENVIRONMENTAL REVIEW

This project is exempt under Public Resources Code Section 21159.23 (California Environmental Quality Act). This division does not apply to any development project that consists of the construction, conversion, or use of residential housing consisting of 100 or fewer that is affordable to low-income households (and the additional criteria of that Section). Staff has reviewed the proposal against the exemption criteria and recommends exemption for the use of the seven upstairs SRO units.

## ANALYSIS

The applicant’s letter request and site and floor plans are attached as **Exhibits G** and **H**. The applicant is formally requesting relief from the residential restriction on the second floor uses by requesting deletion of condition # 7 of PLN990431 to allow seven (7) single room occupancy units (residential use) above an existing commercial use. Approval of this request would reduce the amount of required parking associated with the residential uses on the second floor.

While the upper second story is configured for 15 single rooms, a common area, kitchen and two baths, the applicant’s request is to use only seven (7) of these single rooms for residential purposes. The remaining rooms would continue to be used for storage or office and bookkeeping uses associated with the retail businesses downstairs. Residents would be allowed to cook and prepare meals in the communal kitchen areas and will share the two restroom and shower facilities. As with other mixed use properties, the businesses will close in the evening, making more parking available on the property in the evening.

The Monterey County Zoning Ordinance allows for residential uses on commercial property under Section 21.20.060.R, provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use. The Regulations for Parking, under Section 21.58.050.C of the Zoning Ordinance, may be modified by a Use Permit from the Zoning Administrator ... where appropriate in cases which due to unusual circumstances of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by the Chapter. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or site vicinity.

Staff has determined that this is a case where there are special circumstances and that the applicant intends to serve residents very much underserved by the housing and rental market in Monterey County. While the low-income SRO unit residents would change over time, the applicant presently knows the individuals he wishes to let living spaces to: two retired persons, farm laborers who ride busses and transit and do not own vehicles, a blind person and a bicycle rider with employment 300 feet adjacent.

In short, this is a very hard-to-serve demographic in the County of Monterey when it comes to providing safe, approved, and affordable housing. Requiring parking spaces for one or all of the SRO occupancies would preclude residential use of the second floor which is already configured in an SRO floor pattern. There will be no new construction. Transit is abundant in the vicinity, and several of the agri-businesses in the community have bus or van pick-up spots close by (such as Ortega Farms and Well-Pict at the Quick-Stop, for example). The need for a physical space to park cars not generated by the residential use is not apparent in this circumstance.

As the Pajaro Redevelopment Citizens Advisory Committee (CAC) reviewed the application, great concern was expressed that the SRO units would generate the need for parking – and that such a need would contribute to historical and recurrent “vehicle” problems in this area of Pajaro. The County’s Code Enforcement Officer (from the Sheriff’s Department) has indicated that these vehicle issues were related to abandonment of vehicles and persons or auto repair business not being considerate neighbors. This is not the case here. The CAC, on a 4-2 vote, recommended that the applicant be given approval to allow occupation of seven of the upstairs units, that the County of Monterey review the matter after 2 years of operation, and that the property be deed-restricted to continually serve the low-income population intended. These conditions are acceptable to the applicant and have been included in **Exhibit D**.

Staff believes these conditions and the other conditions of approval in **Exhibit D** are fair and recommends approval of the applicant’s request.

## EXHIBIT C

### RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Non-Coastal Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 3, 5 and 7 San Juan Road, Pajaro (Assessor's Parcel Numbers 117-332-001-000 and 117-332-002-000), North County Non-Coastal Area Plan. The parcel is zoned HC (Heavy Commercial). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
  - (c) Subject to review and approval of a Use Permit to allow residential uses on the commercial property (Section 21.20.060.R), such residential uses would be consistent with the HC Heavy Commercial district.
  - (d) Subject to review and approval of a Use Permit (21.58.050.C), the regulations for parking may be modified by the appropriate authority where appropriate in cases that do not necessitate the number of parking spaces, types of design, or improvements required of the (Parking Standards) Chapter.
  - (e) The project planner conducted a site inspection on May 17, 2006 and on November 29, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
  - (f) The project was referred to the Pajaro Redevelopment Citizen's Advisory Committee (CAC) for review. The CAC recommended approval for seven Single Resident Occupancy (SRO) units to be allowed on the subject property without requiring seven parking spaces for those units. Conditions of approval were recommended and included in **Exhibit D** of the March 29, 2007 staff report.
  - (g) Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the North County Non-Coastal LUAC because there would be no physical changes to the structures on the property and that the project is exempt from CEQA per Public Resources Code Section 21159.23.
  - (f) 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 Files PLN990431 and PLN060395.

2. **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, North County Fire Protection District, Parks, Public Works, Environmental Health Division, Water Resources Agency, Office of Housing and Redevelopment and the Monterey County Sheriff's Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- (b) Subject to review and approval of a Use Permit to allow residential uses on the commercial property (Section 21.20.060.R), such residential uses would be consistent with the HC Heavy Commercial district and appropriate for the site.
- (c) Subject to review and approval of a Use Permit (21.58.050.C), the regulations for parking may be modified by the appropriate authority where appropriate in cases that do not necessitate the number of parking spaces, types of design, or improvements required of the (Parking Standards) Chapter. See Findings and Evidence for reduced parking standards to accommodate seven Single Resident Occupancy (SRO) units.
- (d) Staff conducted a site inspection on May 17, 2006 and on November 29, 2006 to verify that the site is suitable for this use.
- (e) Materials in Project Files PLN990431 and PLN060395.
3. **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) Section 21159.23 exempts the construction, conversion, or use of residential housing consisting of 100 or fewer that is affordable to low income households, and the additional criteria of that Section.
- (b) While this area of Pajaro is adjacent to the Pajaro River and is within the 100 year flood plain, the Monterey County General Plan includes Goal 16 which addresses Flood Hazards.
- (c) While this area of Pajaro is In Seismic Zone VI, the Monterey County General Plan includes Goal 15 which addresses Seismic and Other Geologic Hazards.
- (d) No adverse environmental effects were identified during a site visit on May 17, 2006 and on November 29, 2006.
- (e) See preceding and following findings and supporting evidence.
4. **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. Zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
- (b) Staff conducted a site inspection on May 17, 2006 and November 29, 2006 to verify that the site is suitable for this use and is operating within the bounds of previous approval, PLN9990431. No violations were observed.



5. **FINDING: REDUCED PARKING STANDARDS TO ACCOMMODATE SEVEN SINGLE RESIDENT OCCUPANCY UNITS** – Reduced parking will be adequate to accommodate all parking needs generated by the use. Additional parking is not necessary because of specific features of the use, site, or site vicinity.

- EVIDENCE:** (a) Presently the property known as 3, 5, and 7 San Juan Road, Pajaro (APNs 117-332-001-000 and 117-332-002-000) accommodates eleven (11) onsite parking spaces, enough to serve the existing butcher shop/market and café/restaurant uses and the three existing ground floor studio units to the rear of the property, as allowed under PLN990431.
- (b) The restaurant/café and butcher shop/market permitted under PLN990431 close in the evening, freeing up parking spaces associated with those daytime retail activities.
- (c) The subject property will be deed restricted to allow and serve seven low income persons in seven upstairs single resident occupancy units and the property will be subject to an agreement entered into with the County of Monterey to assure continued compliance with the parameters of the Housing Agreement.
- (d) Local and readily available transit, such as found at the Watsonville Transfer facility a short distance from the subject property is available to the intended residents. Local agricultural businesses provide bus pick up and transportation to work areas.
- (e) On-street parking is available.

6. **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) Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

- EVIDENCE:** Section 21.80.040 B Monterey County Zoning Ordinance Title 21.

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name: Ortiz</b> <b>File No: PLN060395</b> <b>APNs: 111-332-001-000 and</b> <b>117-332-002-000</b> <b>Approved by: Zoning Administrator</b> <b>Date: March 29,2007</b>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN060395) consists of: 1) a Use Permit to allow residential uses in a Heavy Commercial zoning district, and 2) a Use Permit to modify the parking standards for the proposed residential uses. This Combined Development Permit would delete Condition #7 of Administrative Permit PLN990431 and would allow seven single resident occupancy units for low income persons. The property is located at 3, 5, and 7 San Juan Road, Pajaro (Assessor's Parcel Numbers: 177-332-001-000 and 117-332-002-000) North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Department. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b>				
2.		<b>PBSP001 - NOTICE-PERMIT APPROVAL (NON-STANDARD)</b> The applicant shall record a notice which states: "A permit ( <b>Resolution No.</b> [REDACTED]) was approved by the Zoning Administrator for Assessor's Parcel Numbers: 177-332-001-000 and 117-332-002-000 on March 29, 2007. This permit is subject to all conditions of PLN990431 (less Condition #7) and subject to <u>9</u> conditions of approval (for this Permit), which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to RMA – Planning Department.	Owner/ Applicant	Prior to use and occupancy of the Single Resident Occupancy units.	
3.		<b>PBSP002 – FOLLOW-UP REPORT TO ZA (NON-STANDARD)</b> In order to assure that the waiver of required parking spaces to serve the seven approved single resident occupancy units are not causing a negative impact in the neighborhood, the County shall review County files for complaints and or reports, visit the subject site and make a brief written report for presentation to the Zoning Administrator. The staff report shall be triggered by receipt of the applicant's second Housing Agreement Report due April 1, 2009. (See Housing Condition below). <b>(RMA-Planning Department)</b>	Planning staff shall review and prepare a brief report for Zoning Administrator review and approval as described. New conditions or project adjustments may be suggested and applied to the project if deemed necessary to the County.	Planning Staff	At two years from approval or soon following the April 1, 2009 second Housing Agreement Report.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		<p><b>PBSP003 DEED NOTIFICATION (NON-STANDARD)</b></p> <p>The applicant shall record a Notice which states, “This document provides notice pursuant to Combined Development Permit PLN060395 (Resolution # [REDACTED], dated March 29, 2007). The owner shall be allowed to use the second floor of the property for residential uses by letting for rent seven (7) Single Resident Occupancy (SRO) units. Such rental of those units shall abide by the Housing Agreement and standards set forth therein and required of Use Permit PLN060395 and the Conditions of Approval. Pursuant to the afore-referenced Combined Development Permit, the previous restriction described in the previously recorded Notice (Document # 2006060140) is no longer in force or effect.” Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to the commencement of the use. <b>(RMA - Planning Department)</b></p>	Proof of recordation of this notice shall be furnished to RMA – Planning Department.	Owner/ Applicant	Prior to use and occupancy of the Single Resident Occupancy units.	
5.		<p><b>PW0010 – SEWER CONNECTION</b></p> <p>Obtain a sewer connection permit from the Department of Public Works and pay all applicable fees. <b>(Public Works)</b></p>	Applicant shall apply for permit with Department of Public Works, obtain the permit, and pay applicable fees.	Owner/ Applicant	Prior to use and occupancy of the Single Resident Occupancy units	
6.		<p><b>OHRSP0001-HOUSING AGREEMENT AND DEED RESTRICTION (NON-STANDARD)</b></p> <p>Prior to use and occupancy of any of the seven single resident occupancy units, the applicant shall enter into a Housing Agreement with the County of Monterey to deed restrict for affordability the seven (7) Single Room Occupancy (SRO) units. The units shall be affordable to</p>	The applicant shall enter into a Housing Agreement with the County of Monterey which will be recorded on the subject property in order for the seven approved Single Resident Occupancy units to remain affordable to low income individuals in general	Owner/ Applicant	Enter Agreement and Record Deed Restriction Prior to use and	

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		low income individuals in general conformance with the County's adopted Inclusionary Administrative Manual. <b>(Office of Housing and Redevelopment)</b>	conformance with the County's adopted Inclusionary Administrative Manual.		occupancy of the residential units	
			On an annual basis, the applicant shall submit an annual report to the Office of Housing and Redevelopment by April 1 <sup>st</sup> of each year demonstrating compliance and conformity with the provisions of the Deed Restriction and Housing Agreement. Such report may require field verification and inspection.	Owner/ Applicant	Annual Report due to County by April 1 <sup>st</sup> each year for the life of the Contract.	
7.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire District).</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8.		<b>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)</b> The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(North County Fire District).</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
9.		<b>FIRE030 – OTHER (NON-STANDARD)</b> Ensure that existing fire sprinklers, fire alarm and ADA horns and strobes are 100% tested and in service. It has been many years since these systems had been installed and approved. <b>(North County Fire District).</b>	Call and schedule appropriate inspections, and implement appropriate remedies if necessary to receive Fire Department approval for occupancy.	Applicant or owner	Prior to use and occupancy of the residential units	
			Maintain the entire building structure in compliance with all applicable Fire Codes.	Applicant or owner	Ongoing	

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End						

Rev. 08/06