

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: December 13, 2007 Time: 1:35 P.M.	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of: (1) a Coastal Administrative Permit to allow the demolition of a 938 square foot one-story single family dwelling and 400 square foot deck to allow the construction of a 2,966 square foot two-story single family dwelling with a 380 square foot deck and 152 cubic yards of grading (75 cut and 77 fill); (2) a Coastal Administrative Permit to allow two required uncovered parking spaces within the front setback; and (3) Design Approval.	
Project Location: 24215 San Pedro Lane, Carmel	APN: 009-031-017-000
Planning File Number: PLN070045	Property Owners: Joel and Suzanne Jancsek Agent: Douglas R. Mighell, AIA
Plan Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: : “MDR/2-D (CZ)” Medium Density Residential, 2 units per acre with Design Control Overlay (Coastal Zone)	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The project as proposed includes the demolition of an existing 938 square foot single family residence and the construction of a 2, 966 square foot two-story residence with attached single car garage. The proposed residence includes a 263 square foot basement, 1,915 square foot first floor, and 788 square foot second floor. The residence is stepped into the hillside to conform to the topography of the site and avoid slopes greater than 30%. Due to additional constraints on the site, the application includes a Coastal Administrative Permit to allow uncovered parking within the front yard setback in accordance with Section 20.58.050.E. of the Monterey County Zoning Ordinance. Because the existing home is greater than 50 years old, a historic assessment (LIB070467) was conducted to satisfy the requirements of the California Environmental Quality Act (CEQA). This assessment subsequently determined that the dwelling is not eligible for listing in the California Register as it does not reach the level of architectural distinction nor is it the work of a noted architect or master-builder. In addition to the single family residence, previous development on the site includes a one story detached guesthouse and adjacent parking pad (ZA07324). This application does not include expansion of the guesthouse or change of use.

The application was heard by the Carmel Highlands Land Use Advisory Committee on October 15, 2007; primary concerns raised at the meeting include the protection of private views, and preservation of neighborhood character. These issues are more fully discussed in **Exhibit B and Exhibit E**. The project is consistent with remaining site development standards including structure setbacks, height, building site coverage, and floor area ratio. No tree removal will occur as a result of the project and no sensitive habitat will be disturbed. Staff therefore finds that the project is categorically exempt from environmental review in accordance with CEQA Section 15303 (a) which allows one single family residence, or second dwelling within a residential zone.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA-Planning Department, Public Works Department, Water Resources, and Carmel Highlands Fire Protection District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee (LUAC) on October 15, 2007. The LUAC recommended denial of the project by a vote of 5-0 (**Exhibit D**), with noted concerns relative to height of the proposed structure, protection of private views, and cumulative visual effects and impact to neighborhood character should all homes add second stories. These issues are further discussed in **Exhibit B**.

Note: The decision on this project is appealable to the Board of Supervisors (20.86.080). The decision is not appealable to the Coastal Commission as the project does not include an application for a Coastal Development Permit, nor is the property located between the sea and the first public through road paralleling the sea.

Shandell Brunk, Associate Planner
(831) 755-5185, brunks@co.monterey.ca.us
November 19, 2007

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Carl Holm, Acting Planning & Building Services Manager; Shandell Brunk, Planner; Carol Allen; Joel and Suzanne Jancsek, Applicants; Douglas Mighell, Agent; Planning File PLN070045.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Overview
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E LUAC Minutes
 Exhibit F Site Plan, Elevations, Floor Plans

Bob Schubert, Planning Services Manager

EXHIBIT B

DETAILED PROJECT DISCUSSION PLN070045 (Jancsek)

A. PROJECT SETTING AND DESCRIPTION

Setting

Approximately 0.2 acres in size, the subject property is located at 24215 San Pedro Lane in Carmel. The site is currently developed with two structures; a 472 square foot guesthouse (ZA07324) and a 938 square foot single family dwelling. The property is moderately sloping from east to west with views to the Pacific Ocean. Landscaping includes a variety of native and non-native vegetation. Parking for the property consists of three uncovered spaces located adjacent to the structures. Surrounding development represents a variety of architectural styles and types; including both one and two story homes. The neighborhood is characterized as urban in the Carmel Land Use Plan (4.1.1).

Project Description

The project consists of the demolition of an existing 938 square foot single-story residence and the construction of a 2,966 square foot two-story residence with attached single car garage. The proposed residence includes a 263 square foot basement, 1,915 square foot first floor, and 788 square foot second floor. The residence is stepped into the hillside to conform to the topography of the site and avoid slopes greater than 30%. Two previously approved (ZA07324) uncovered spaces will be located adjacent to the new residence. No trees or major vegetation will be removed as a result of this project and no development will occur on slopes greater than 30%. The existing guesthouse will remain on the site and is unaffected by this application.

B. ANALYSIS

Development Standards

The project is consistent with the applicable Medium Density Residential (“MDR”) zoning district development standards including the following:

Setbacks Main structures require a minimum 20 feet (front), 5 feet (side) and 10 feet (rear). The proposed structure is setback 20 feet (front), 5’6” and 34’ 1 ½ “(side), and 23’ 1” rear.

Height Allowed height measured from the average natural grade for a main structure is 30 feet. As stated in the project setting, this parcel slopes westerly from San Pedro Lane towards San Juan Road. Therefore, the residence is stepped to maintain consistency with the natural topography. As proposed, the residence measures 29’ 8” from the average natural grade. Condition #9 has been added to ensure that the height of the built structure will not exceed the maximum allowed.

Floor Area Ratio The maximum allowed floor area ratio (FAR) in the MDR zoning district is 45%. The project maintains a FAR of 38%.

Site Coverage Building site coverage for the parcel shall not exceed 35%. Proposed site coverage is 3,075 square feet or 34%.

Parking In accordance with Section 20.58.050.F. at least 1 covered space for each dwelling unit shall be provided. A single car attached garage is proposed for the site. Furthermore in accordance with Section 20.58.050.E. the application includes a Coastal

Administrative Permit to allow two uncovered parking spaces within the required front setback. Due to site constraints, staff supports of the location of the uncovered spaces.

Design Review

The proposed residence was designed to compliment the existing guesthouse which was approved under ZA07324 and found to be consistent with the regulations of the “D” zoning district. Specifically, the main house maintains the same massing style and roof slope of the guesthouse. The guesthouse roof is currently wood, but when replaced, a roofing material consistent with the main house will be used. The color of the guest house will be re-stained to be compatible with the color of the main house. The main house windows have been designed to be compatible with the existing divided light windows in the guesthouse, and the main house has been designed to have wood shingle siding, which complement the wood board and batten siding of the guesthouse.

Neighborhood Character

When the application was heard before the Carmel Highlands Land Use Advisory Committee (LUAC) on October 15, 2007, several participants commented that allowing a second story in this location will cause a cumulative negative impact on the neighborhood by blocking private views to the ocean. In response to noted concerns, staff visited the area on November 19, 2007 and took several photos of the neighborhood which includes a variety of one and two-story homes on both the easterly and westerly sides of San Pedro Lane. Many homes in the neighborhood reflect the design of the original subdivision while others have been remodeled or are entirely new structures. The homes are constructed of wood and natural materials as well as man made materials such as stucco and glass; with no single identifiable color scheme. It is staff’s assertion that the most defining characteristics of the neighborhood include the mature vegetation and narrow winding roadway that serve to create a semi rural or forested feel. Approval of this application will not impact those elements.

Viewshed

Within the Carmel Woods subdivision, private views of the Pacific Ocean are obscured on most parcels by mature vegetation. However, private views of the ocean are accessible from the Jancsek parcel as the existing home is single story and vegetation on the parcel borders the structures creating an open viewing area above the roof line. Visual Resource policies within the Carmel Area Land Use Plan are designed to protect and enhance the public viewshed as identified on Map “A.” The Jancsek parcel is located outside of the public viewshed, therefore, this project is not required to maintain consistency with the policies of Chapter 2.2. Furthermore, there are no additional policies within Title 20, or the Carmel Area Land Use Plan describing private views as protected.

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, Carmel Area Land Use Plan, and the Monterey County Zoning Ordinance (Title 20), 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 24215 San Pedro Lane (Assessor's Parcel Number 009-031-017-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, two units per acre, with Design Control overlay, in the Coastal Zone ("MDR/2-D(CZ)") which allows the construction of the first single family dwelling per legal lot of record. Therefore, the property is suitable for the proposed development. The Carmel Woods subdivision is a recommended development area "...residential development is the primary use." in the Carmel Land Use Plan 4.5 H. LAND USE, CATEGORIES AND LAND USE MAP.
 - (c) The project planner conducted a site inspection on November 19, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) The project consists of the demolition of an existing 938 square foot single-story residence and the construction of a 2,966 square foot two-story residence with attached single car garage. Two additional uncovered spaces will be located adjacent to the new residence. The proposed residence includes a 263 square foot basement, 1,915 square foot first floor, and 788 square foot second floor. No trees or major vegetation will be removed as a result of this project and no development will occur on slopes greater than 30%.
 - (e) Existing development on the Jancsek parcel includes a previously approved 472 square foot guesthouse and uncovered parking pad (ZA07324). The project as proposed will not alter the use or nature of this structure.
 - (f) The Jancsek parcel is not located within the Carmel Area General Viewshed as identified on "Map A" within the Carmel Area Land Use Plan. Therefore, implementation of the project will not impact the public viewshed or public viewing areas.
 - (g) The proposed project was reviewed by the Carmel Highlands Land Use Advisory Committee (LUAC) on October 15, 2007. The LUAC recommended denial of the project by a vote of 5-0 (**Exhibit E**), with noted concerns relative to height of the proposed structure, protection of private views, and cumulative visual effects and impact to neighborhood character should all homes add second stories.
 - (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 PLN070045.

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 Department, Carmel Highlands Fire Protection District, Parks, Public Works, Environmental Health Division, 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 have been incorporated.
- (b) Technical reports by outside archaeological and geological consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
- i. “Historic Report” (LIB070467) prepared by Kent Seavey, Pacific Grove, CA, January 20, 2005.
 - ii. “Geologic and Soil Engineering Report for the Jancsek Residence” (LIB070466) prepared by LANDSET Engineers, Salinas, CA, May 2007.
- (c) Staff conducted a site inspection on November 19, 2007 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN070045.
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) Guidelines Section 15303, Class 3 (a) categorically exempts the construction of one single-family residence, or a second dwelling unit in a residential zone. "The project is categorically exempt from environmental review, and no exceptions to the categorical exemption (such as unusual circumstances, significant cumulative impacts, or impacts on uniquely sensitive environment) apply to the project." The project includes the demolition of an existing 938 square foot residence and the construction of a new 2,966 square foot residence with attached single-car garage.
- (b) No adverse environmental effects were identified during staff review of the development application or during a site visit on November 19, 2007.
- (c) The application does not include the removal of any trees, major vegetation, or environmentally sensitive habitat
- (d) The parcel is not located within a positive archaeological buffer zone and the existing residence is not considered eligible for listing in the California Register as determined in the accompanying historic report (LIB070467).
- (e) The parcel is not located within the general viewshed as depicted on Map A of the Carmel Area Land Use Plan. Therefore, implementation of the project will not cause a substantial adverse impact on a scenic vista, or substantially damage identified scenic resources.
- (f) 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.

5. **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.

6. **FINDING: PUBLIC ACCESS**- The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Shoreline/Access Trails Map, of the Carmel Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visit on November 19, 2007.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and not the California Coastal Commission.

EVIDENCE: (a) Section 20.86.030 Monterey County Zoning Ordinance

(b) The project does not include an application for a Conditional Use, nor is the property located between the sea and the first public through road paralleling the sea.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Jancsek File No: PLN070045 Approved by: Zoning Administrator	APNs: 009-031-017-000 Date: December 13, 2007
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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.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN070045) allows for the demolition of a 938 square foot one-story single family dwelling and 400 square foot deck and the construction of a 2,966 square foot two-story single family dwelling with a 380 square foot deck. Grading includes 75 cubic yards of cut and 77 cubic yards of fill. The property is located at 24215 San Pedro Lane, (Assessor's Parcel Number 009-031-017-000), Carmel, Carmel Area Land Use 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 the 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 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<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>
		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 Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070045) was approved by the Zoning Administrator for Assessor's Parcel Number 009-031-017-000 on December 13, 2007. The permit was granted subject to 17 conditions of approval 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 the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
4.		PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the	Submit evidence of tree protection to the RMA - Planning Department for review and approval. Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit	Owner/ Applicant Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits During Construction	

<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>
		approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	an interim report prepared by a certified arborist. Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
5.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval. Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect Owner/ Applicant/ Licensed Landscape	Prior to issuance of Building Permits Prior to issuance of Building Permits Prior to issuance of building permits	

<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>
			<p>(MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of building permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>		
			<p>Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to occupancy</p>	
			<p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	

<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>
6.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.</p> <p>(RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy /Ongoing</p>	
7.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Historic report has been prepared for this parcel by Kent Seavey dated January 20, 2005 and is on record in the Monterey County RMA - Planning Department, Library No. 070467. All development shall be in accordance with this report."</p> <p>(RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p>	
8.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground.</p> <p>(RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
9.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p>	

<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>
		evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	
10.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits. Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services. Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant Owner/ Applicant	Prior to the issuance of grading and building permits Prior to final inspection	

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11.		<p>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets • The guesthouse shall not exceed its existing size in square feet of livable floor area • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 12 feet nor be more than one story. <p>(RMA – Planning Department)</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to occupancy or commencement of use</p>	

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11.		<p>WR0001 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
12.		<p>WR0040 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13.		<p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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14.		<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.</p> <p>(Carmel Highlands Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	
15.		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	

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		be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Highlands Fire Protection District)				
16.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. rough sprinkler inspection Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to framing inspection Prior to final building inspection	
17.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
18.		NON-STANDARD Applicant shall remove/relocate the unpermitted encroachments within the San Pedro Lane right-of-way. Those encroachments include the planter and deck fronting the existing guest house, and the existing entry, stairs, trellis, gate and fence. (Public Works)	Applicant shall submit a plan for the approval of the Department of Public Works showing all work, including items to be removed/relocated, within the San Pedro Lane right-of-way, obtain an encroachment permit and complete all work.	Applicant /Architect	Applicant shall submit plan and obtain an encroachment permit	

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					prior to issuance of building permits and complete work prior to building permit final.	