

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 31, 2008 Time: 1:30 P.M.	Agenda Item No.: 2
Project Description: Use Permit to allow the construction of a 2,400 square foot auto repair facility and the construction of a 912 square foot three-car detached garage.	
Project Location: 365 Blohm Avenue, Aromas	APN: 267-102-006-000
Planning File Number: PLN060549	Name: Mike and Patricia Lambuth, Property Owner
Plan Area: North County (Non-Coastal) Area Plan	Flagged and staked: Yes
Zoning Designation: LC [Light Commercial]	
CEQA Action: Categorically Exempt per Section 15303 (c) & (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Lambuth Use Permit (PLN060549) based on the Findings and Evidence (Exhibit C) and subject to the recommended Conditions (Exhibit D).

PROJECT OVERVIEW:

This project involves development of a new use in the Aromas area of North Monterey County, a three-bay auto repair facility and a three car detached garage. The repair facility is proposed in the rear of the parcel and the garage towards the back of the existing house separation it from the repair facility. The parcel fronts on Blohm Ave and is surrounded on three sides by residences. See Exhibit B for discussion of the project issues.

OTHER AGENCY INVOLVEMENT:

- ✓ Aromas Tri-County Fire Protection District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by RMA-Planning, Aromas Tri-County Fire, Public Works, and Water Resources have been incorporated into the condition compliance reporting plan (Exhibit C).

The North County Non-Coastal Land Use Advisory Committee (LUAC) met on November 7, 2007. The committee discussed this project and voted to recommend approval of the proposed project by a vote of 6-2. Their issues included noise and appropriateness of the auto repair shop in the proximity of the adjacent residences. The noise concern is addressed in three ways; scope of work, design and hours of use. Environmental Health raised no issue regarding noise in their review of this project. The design proposed directs the bays toward the parcel front and Blohm Road and away from nearby residence. The hours of use are discussed above. Together these measures would mitigate the potential impacts to neighboring residences.

Note: The decision on this project is appealable to the Planning Commission per Ordinance 21 Section 21.80.040 B.

Jody Lyons, Assistant Planner
(831) 755-5120, lyonsjc@co.monterey.ca.us

(January 14, 2008)

cc: Zoning Administrator; Aromas Tri-County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Acting Planning Manager; Planner; Carol Allen, Hearing Secretary, Applicants; Agent; Steve Snodgrass; Prunedale Preservation Alliance; Julie Engell; Planning File PLN060549.

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

This report was reviewed by Bob Schubert, Acting Planning Manager

EXHIBIT A

Project Information for PLN060549

Project Title: LAMBUTH PATRICIA & MICHAEL

Location: 365 BLOHM AVE AROMAS	Primary API#: 267-102-006-000
Applicable Plan: North County Area Plan	Coastal Zone: No
Permit Type: Use Permit	Zoning: LC
Environmental Status: Exempt	Plan Designation: LIGHT COMMERCIAL
Advisory Committee: N/A	Final Action Deadline (884): 1/9/2008

Project Site Data:

Lot Size: 20,000 SF FT	Coverage Allowed: 50%
Existing Structures (sf): 962	Coverage Proposed: 16%
Proposed Structures (sf): 3,312	Height Allowed: 35"
Total Sq. Ft.: 4,274	Height Proposed: 21' 7"
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: HIGH
Biological Report #: N/A	Soils Report #: LIB070420
Forest Management Rpt. #: N/A	
Archaeological Sensitivity Zone: HIGH	Geologic Hazard Zone: IV
Archaeological Report #: LIB070423	Geologic Report #: N/A
Fire Hazard Zone: URBAN	Traffic Report #: N/A

Other Information:

Water Source: PUBLIC WATER SYSTEM	Sewage Disposal (method): SEPTIC
Water Dist/Co: AROMAS WATER DISTRICT	Sewer District Name: SEPTIC
Fire District: AROMAS TRI COUNTY FPD	Grading (cubic yds.): 32.0
Tree Removal: N/A	

Date Printed: 01/17/2008

EXHIBIT B

PROJECT DISCUSSION

1. Project Description

The project site is located on Blohm Ave just west of the post office and fire station in the town of Aromas. The business is currently about four parcels west of the proposed site and will be relocated to the subject site, across from Ducky Deli. The area is in a neighborhood of mixed uses (residential and commercial). This parcel gently slopes south to north away from its frontage on Blohm Ave.

This project is for the construction of a 2,400 square foot 3-bay auto repair facility for minor engine and brake work with no auto body work on the 20,000 square foot property. An existing single family residence will remain (it currently has no covered parking). The proposed lot coverage will be 16% which is less than the allowed 50% in this zoning. The proposed auto repair facility will be a steel building with medium tan exterior, a green roof and green trim. The three-car garage will have a medium tan stucco exterior, beige colored exterior trim, and black composition shingle roof. The project includes a total of eight parking spaces. Six parking spaces for the auto repair facility, and two spaces for the residence. The proposed three-car garage provides covered parking for the repair facility and the existing residence. To accommodate the existing surrounding uses the owner has agreed to limit the hours of operation to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 7 p.m. on weekends.

2. Site Development Standards

The project is in the Light Commercial zoning district. Ordinance 21 Section 21.18.070 A. 3. states that “*setbacks for development where a General Development Plan is not required shall be established by the Appropriate Authority through the project review process based on :*

- a) Surrounding land use;*
- b) Provision of adequate parking and landscaping; and*
- c) Other design features.”*

The following discussion addresses compliance with these standards:

Height and Setbacks

The height limit is 35 feet and the proposed auto repair facility is 21 feet 7 inches. The proposed setbacks include a 10 foot rear set back for the auto repair facility, with side setbacks of 14 feet on the west and 25 feet on the east, with the following review. The proposed setbacks are comparable to the setbacks on the neighboring parcels.

Surrounding Uses

The project site is surrounded on three sides by residential uses. The neighborhood is an area of mixed use, commercial and residential. This is similar to the existing location of this business, about 150 feet to the west.

Parking

Seven parking spaces are required (Section 21.58.040) for both uses on the property. Eight parking spaces are proposed, including four spaces, one handicapped space and the three covered spaces in the proposed three car garage. Only one of the covered spaces is required for the single family residence. The proposed setbacks allow for the provision of the required parking.

Section 21.58.040 requires two parking spaces per residential unit. One parking space must be covered as specified in Zoning Ordinance Section 21.58.050F. The proposed three-car garage will bring the existing development (single family residence), along with the proposed new use into compliance for covered parking spaces.

Landscaping and Lighting

Landscaping of 10% of the parcel is required, and will be met through recommended condition # 5. Additionally, a lighting plan is required so that the lighting will be unobtrusive and down lit, harmonious with the local area, and constructed so that only the intended area is illuminated and off-site glare is fully controlled. The location, wattage, and type of exterior lighting must be approved prior to the issuance of the building permits or establishment of the use.

Subordinate Residential Use in LC Zone

The commercial use of an auto repair shop is appropriate for this parcel. Ordinance 21 Section 21.18.060 L. states “*All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA).*” In this case the proposed commercial use is for a 2,400 square foot auto repair facility and 912 square foot three car garage. The residential use is approximately 800 square feet. The project will have residential use which is lower in square footage than the commercial application proposed in accordance with the applicable policies of the North County Area Plan (below) and the Monterey County Zoning Ordinance Title 21 Section 21.18.060 L

3. Water

The community Aromas is located in the Pajaro River watershed. Because ground water is the only source of water for the area, staff called John Leer, Hydrologist for Pajaro Valley Water Management Agency (PVWMA) about the potential hazard of this project to the groundwater in the area. After reviewing the description, he expressed no concern about the proposed project from the water management perspective.

4. Applicable Land Use Policies

The North County Area Plan Section 26.1.1.1 (NC) states “*New commercial development or intensification of existing commercial development shall first require a use permit. The proposed development shall be reviewed by the Planning Department and a local land use advisory committee to assess traffic, noise, visual and/or other impacts on the surrounding area.*” This application is to establish a new commercial use and garage structure. This is addressed in detail in the site development standards above.

The North County Area Plan addressing commercial uses on P. 78 states “*More limited commercial areas are designated for downtown Aromas and at the intersection of San Juan Road and Highway 101. The plan provides for an expansion of Aromas' commercial area to serve future residential growth in the surrounding areas, as well as to help solve an existing sanitation problem caused by small residential parcels. Commercial uses would extend on Blohm Avenue from Carpenteria Road to Marcos Street, as well as an adjoining block framed by Blohm, Bardue, and Rose Avenues and Carpenteria Road. New commercial development in Aromas will require use permits and will be encouraged to consolidate smaller parcels into larger ones.*” The proposed project is located on Blohm Ave in Aromas and is consistent with the direction of the Area Plan.

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 Area Plan, North County Area Plan Inventory and Analysis, 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 365 Blohm Ave Aromas (Assessor's Parcel Number 267-102-006-000), North County Area Plan. The parcel is zoned LC ("Light 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) According to Title 21 Section 21.18.060 BB. "Auto Repair Facilities (ZA)" this project may be allowed with a Use Permit heard by the Zoning Administrator.

(d) The proposed parking meets the requirements of Section 21.58.040 of the Zoning Ordinance. Seven parking spaces are required and eight parking spaces are proposed, including four spaces and one handicapped space for the repair facility and the three covered spaces in the proposed three car garage.

(e) The proposed three car garage is will bring the existing development (single family residence) into compliance with Zoning Ordinance Section 21.58.050F which requires one covered space.

(f) The project planner conducted a site inspection on December 20, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(g) Lot Legality is established by the deed of Elizabeth Faes dated January 17, 1921 and recorded January 25, 1921 in Volume 179 of Deeds at page 366, dividing one parcel and resulting in three parcels. The subject parcel is one of these three parcels.

(h) The North County Non-Coastal Land Use Advisory Committee (LUAC), met on November 7, 2007. The committee discussed this project and voted to recommend approval of the proposed project by a vote of 6-2. Their issues included noise and appropriateness of the auto repair shop in the proximity of the adjacent residences. The noise concern is addressed in three ways, scope of work, design and hours of use. Environmental Health raised no issue of noise in their review of this project. The design proposed directs the bays toward the front of the parcel (Blohm Ave) and away from nearby residence. The hours of use are discussed below. Together these measures strongly limit the noise potential to neighboring residences.

- (i) The owner has agreed to limit the hours of operation to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 7 p.m. on weekends.
 - (j) 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 PLN060549.
- 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, Aromas Tri-County Fire Protection District, 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) The project is located just west of the post office and fire station in Aromas “downtown.” Across from Ducky Deli, it is in a neighborhood of mixed use, residential and commercial.
 (c) Technical report by outside 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:
 “Geotechnical Report” (LIB070420) prepared by Landset Engineering, Salinas, CA, prepared on December 29, 2006).
 (d) Staff conducted a site inspection on December 20, 2007 to verify that the site is suitable for this use.
 (e) Materials in Project File PLN060549.
- 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(c) and (e), categorically exempts small structures, such as the construction of small commercial structures and small accessory structures).
 (b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 20, 2007.
 (c) Review of the application by Environmental Health, Water Resource Agency, and North County Fire District has raised no environmental issues.
 (d) 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: SUBORDINATE RESIDENTIAL SQUARE FOOTAGE – The project will have existing residential use which is lower in square footage than the commercial application proposed in accordance with Ordinance 21.18.060 L. states “*All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA).*”

EVIDENCE:(a) The proposed commercial use is for a 2400 square foot auto repair facility. The residential use is approximately 800 square feet. Thus the residential is considerably less than the proposed commercial structure.
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 20, 2007.
(c) Materials in Project File PLN060549.

FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Section 21.80.040 B. Monterey County Zoning Ordinance (Title 21).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Lambuth File No: PLN060549 APNs: 267-102-006-000 Approved by: Zoning Administrator Date: January 14, 2008
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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 Use Permit to allow the construction of a 2,400 square foot auto repair facility. The project includes the construction of a 912 square foot detached garage for the existing single family dwelling on-site. The property is located at 365 Blohm Avenue, Aromas (Assessor's Parcel Number 267-102-006-000), North County Non-Coastal Area. 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 Agency, the Water Resources Agency shall provide all information requested by the County and the County shall	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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 060549) was approved by the Zoning Administrator for Assessor's Parcel Number 267-102-006-000 on January 31, 2008. 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.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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)	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.	Owner/ Applicant/ Archaeologist	Ongoing	

<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.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
5.		PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least three (3) weeks prior to occupancy, 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 and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and 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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			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.	Owner/ Applicant	Ongoing	
6.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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	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.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

<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>
		the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
7.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Soils report has been prepared for this parcel by Landset Engineers, dated December 29, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070420. All development shall be in accordance with this report." (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.	
8.		PD017 - DEED RESTRICTION – USE Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the auto repair facility and garage as non-habitable structures. (RMA – Planning Department)	Submittal of approved and Recorded Deed Restriction to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
9.		PD026 - BANNERS, FLAGS, PENNANTS There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	
10.		PD029 - HOURS OF OPERATION Applicant shall record a notice that “Hours of operation shall be 7 a.m. to 7 p.m. weekdays and 9 a.m. to 7 p.m. on weekends, if weekend work is needed.” (RMA – Planning Department)	Submittal of approved and Recorded Notice to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and 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>
			Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Ongoing	
11.		PDSP001 – OUTDOOR STORAGE OF VEHICLES OR PARTS Applicant shall record a notice that “Vehicles and vehicle parts shall not be stored out doors on site.” (RMA – Planning Department)	Submittal of approved and Recorded Notice to RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Blohm Ave. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
13.		PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
14.		WR31 - SANITARY SYSTEM FLOODPROOFING CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer that the Sanitary system has been floodproofed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to final inspect-ion	

<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>
15.		DRAINAGE PLAN Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect to address on-site and off-site impacts, to include oil-grease water separators for the paved parking area. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	
16.		FIRE011 - ADDRESSES FOR BUILDINGS 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 be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Aromas Tri-County Fire)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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17.		FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) 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. (Aromas Tri-County Fire)	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	
17.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Aromas Tri-County Fire)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	
		END OF CONDITIONS				

Rev. 03/12/07