

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: February 14, 2008	Time: P.M	Agenda Item No.:
Project Description: Combined Development Permit consisting of 1) A Coastal Administrative Permit to allow the demolition of a 348 square foot detached garage, major remodel and two-story additions totaling 3,487 square feet with a new 441 square foot attached garage, to an existing one-story 1,954 square foot single family dwelling and grading of 358 cubic yards (298 cut/ 60 fill); 2) A Coastal Development Permit to allow development within 750 feet of a known archaeological resource and; 3) A Design Approval.		
Project Location: 26325 Isabella Ave, Carmel		APN: 009-463-011-000
Planning File Number: PLN070025		Name: Chosen Road Inc, Property Owner Jerry Case, Agent
Plan Area: Carmel Land Use Plan		Flagged and staked: Yes
Zoning Designation: : MDR/2-D (18) (CZ) [Medium Density Residential, 2 units per acre with a Design Control Overlay and an Eighteen foot height limit (Coastal Zone)]		
CEQA Action: Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator:

- 1) Adopt the Negative Declaration (**Exhibit I**) and
- 2) Approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions of Approval (**Exhibit D**).

PROJECT OVERVIEW: The proposed project entails the demolition of a 348 square foot detached garage, remodel of the existing one-story 1,954 square foot single family dwelling and two-story additions totaling 3,487 square foot with a new 441 square foot attached garage. The site is located on Isabella Avenue between Sixteenth Avenue and Inspiration Avenue in Carmel and is zoned Medium Density Residential with an 18 foot height limit in the Coastal Zone. Potential impacts to cultural resources were identified during project review due to the historic nature of the existing structure. An Initial Study and Mitigated Negative Declaration were prepared for the project. See **Exhibit B** for more discussion.

OTHER AGENCY INVOLVEMENT:

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

The above checked agencies and departments have reviewed this project. Conditions recommended by Carmel Highlands FPD, Water Resources Agency, and the Historic Resource Review Board have been incorporated into the condition compliance reporting plan (**Exhibit D**).

On April 2, 2007 the Carmel Unincorporated/Highlands Land Use Advisory (LUAC) voted 3 to 2 to approve the project. The main concerns were regarding the mass of the proposed dwelling and the effect of the mass on the existing Hugh Comstock home and the neighborhood. Another concern was raised regarding consistency with the treatment of historic structures with respect to moving the existing chimney. A suggestion was made to pull the additions back from the front façade of the existing dwelling. See **Exhibit B** for more discussion.

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

Craig W. Spencer
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January 17, 2008

cc: Front Counter Copy, Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Craig Spencer, Planner; Carol Allen, Chosen Road Inc, Applicants; Jerry Case, Agent; Planning File PLN070025.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Recommended Findings and Evidence
Exhibit D Recommended Conditions of Approval
Exhibit E Vicinity Map
Exhibit F Site Plan, Floor Plan and Elevations
Exhibit G LUAC Minutes
Exhibit H Negative Declaration
Exhibit I Historic Resource Review Board Resolution
Exhibit J Historic Reports

This report was reviewed by Laura Lawrence, Coastal Team Planning Services Manager.

EXHIBIT B
PROJECT DISCUSSION
PLN070025 (Chosen Road Inc)

I. PROJECT SETTING AND DESCRIPTION:

Setting

The property is located at 26325 Isabella Avenue, between Sixteenth and Inspiration Avenues in the unincorporated area of Carmel. Currently there is a single family dwelling and detached garage surrounded by landscaping with a few oak trees and some Cypress trees planted in a row along the front property line. The site slopes down slightly from Isabella avenue to the rear of the property. Surrounding setting and land uses consist of developed residential structures and uses and the Pacific Ocean approximately 800 feet to the west and Carmel River Beach approximately 500 feet to the south.

Project Description

The proposed project entails the demolition of a 348 square foot detached garage, remodel of the existing one-story 1,954 square foot single family dwelling and two-story additions totaling 3,487 square foot. A new 441 square foot attached garage is also proposed. With the proposed additions the project would result in a 5,882 square foot partial two-story single family dwelling including a 441 square foot attached garage. The project calls for 298 cubic yards of cut and 60 cubic yards of fill to allow for lower level of the proposed residence. The excess cut (238 cubic yards) will be exported from the site.

II. ANALYSIS

Development Standards

The site is designated for Medium Density Residential development (MDR/2-D (18) (CZ)). Standards for height, lot coverage, and floor area ratio (FAR) are all met. The proposed project is consistent with all the applicable Carmel Land Use Plan policies and the Secretary of Interior Standards which also apply to the proposed project due to the historic nature of the existing dwelling.

Land Use Advisory Committee

The Carmel Land Use Advisory Committee (LUAC) had some concerns mainly regarding the impacts to the historic home, particularly with respect to relocating the existing chimney and the size of the additions. A suggestion was made to pull the garage wing addition back from the front façade to reduce the mass appearance and emphasize the existing historic home facade. The committee voted 3-2 for approval of the project. The applicant has revised the plans to pull the garage wing addition back from the existing façade and a condition (condition # 18) has been incorporated to reduce impacts of the chimney relocation.

Aesthetics

The existing Hugh Comstock home is a 1,954 square foot one-story dwelling with simple lines typical of ranch style homes of this era. The front façade is made of slump stone and other character defining features that blend well with the site and the neighborhood. The lot on which the dwelling is located is approximately three times larger than many of the surrounding lots giving the lot potential for expansion within the site development standards that apply. The proposed project would add two large two-story additions on either side of the existing dwelling making the house more massive than currently exists. To reduce visual impacts of massing and protect the character of the existing home the additions have been setback from the front which

also conforms to the site topography. Setting the additions back from the front will significantly reduce the massing appearance of the additions. Earth-tone colors and materials are proposed to help blend the dwelling into the surrounding and standard conditions of approval have been incorporated to require unobtrusive lighting. The project is not in the viewshed as defined in the Carmel Land Use Plan.

Cultural Resources

Monterey County records show that the existing dwelling located at 26325 Isabella Ave, Carmel was built in 1949, more than 50 years ago. Staff requested a Phase I historic analysis for the proposed project to determine the potential historical significance of the structure. The Phase I report indicated that the existing dwelling does have some historic significance and may be eligible for listing on the local register of historic resources because of its association with Hugh Comstock whose name appears on the title block of the original building plans. Hugh Comstock was a master architect/builder of his time. A Phase II report was requested following the Phase I determination of eligibility for listing to determine consistency with the Secretary of Interiors Standards for the rehabilitation of historic structures. The Phase II report concluded that with a few conditions the project is consistent and the HRRB concurred.

An entitlement is included to allow development within 750 feet of archaeological resources. An archaeological report was submitted for the proposed project that indicated that there is no evidence of potentially significant resources at the site.

III. CEQA DETERMINATION

Initial Study and Negative Declaration

Potential Impacts to cultural resources were identified in the project review because the existing dwelling was found to be eligible for listing on the local register of historic places. The proposed project would significantly alter the existing dwelling through remodeling and additions to both sides. Subsequently an Initial Study and Negative Declaration were prepared and circulated. No comments were received during the notification period. The applicant has worked closely with their historian and designer to mitigate any potential impacts by design. The Phase II and the HRRB approved the project and found that it was consistent with the Secretary of Interior Standards for the rehabilitation. As conditioned, impacts from the proposed development were determined to be less than significant.

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 Secretary of Interior Standards for rehabilitation, the Monterey County General Plan, Carmel Land Use Plan, Coastal Implementation Plan Part 4, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) Plan Conformance 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) Zoning Consistency The property is located at 26325 Isabella Avenue, Carmel (Assessor’s Parcel Number 009-463-011-000), Carmel Land Use Plan. The parcel is zoned Medium Density Residential (“MDR/2-D (18) (CZ)”) which allows Residential use of the site. The proposed structure meets all of the site development standards including height, setbacks, building site coverage, and floor area ratio. Therefore, the property is suitable for the proposed development.
 - (c) Secretary of Interiors Standards A Phase II historic analysis was submitted for the proposed project indicating that the project is consistent with the Secretary of Interiors Standards for rehabilitation. The Monterey County Historic Resource Review Board (HRRB) also reviewed the plans and reports on September 6, 2007 and found the project to be consistent with those standards.
 - (d) Site Visit The project planner conducted a site inspection on April 12, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (e) HRRB On September 6, 2007 the Monterey County Historic Resource Review Board heard the application (Chosen Road Inc/PLN070025) and unanimously recommended approval of the project subject to four (4) conditions. Conditions recommended by the HRRB have been incorporated (Condition #'s 15, 16, 17 & 18).
 - (f) LUAC On April 2, 2007 the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) heard the Chosen Road Inc. project PLN070025 and recommended approval by a vote of 3-2. There were two main areas of concern expressed at the meeting by the public and LUAC members. Visual impacts and compatibility was one of the issues due to the size of proposed additions and impacts to the historic Comstock home particularly due to the relocation of the existing chimney was the other issue. A suggestion was made that the garage wing addition be pulled back from the front façade to reduce the visual impact and accentuate the existing historic structures façade. This suggestion has been incorporated in the project design.
 - (g) Archaeology The site is located within 750 feet of a known resource and is high in archaeological sensitivity. A Preliminary Archaeological Reconnaissance was done for the project by Archaeological Consulting the results of which were negative for potentially significant resources.

Conditions recommended in the report have been included (Condition # 3).

- (h) Aesthetics The subject parcel is not located within the Public Viewshed as defined by the Carmel LUP Section 2.2.1 however the project has been designed to minimize the appearance of height and bulk by using earth-tone colors and setting the additions back from the existing front façade which also conforms with site topography (CIP Section 20.146.030.C)
- (i) Application 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 PLN070025.

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 historical, 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. “Phase One Assessment” (LETOa_PLN070025) prepared by Circa: Historic Property Development, San Francisco, CA, January 8, 2007.
- ii. “Phase Two Assessment” (LIB070355) prepared by Circa: Historic Property Development, San Francisco, CA, June 28, 2007.
- iii. “Preliminary Archaeological Reconnaissance” (LIB070134) prepared by Archaeological Consulting, Salinas, CA, November 2, 2006.
- iv. “Geological Report” (LIB070135) prepared by CapRock Geology Inc., Salinas, CA, February 5, 2007.

- (c) Staff conducted a site inspection on April 12, 2007 to verify that the site is suitable for this use.

- (d) The proposed project consists of additions to an existing single family dwelling within a residential neighborhood. Risks associated with development are no more than what currently exists at the site.

- (e) Materials in Project File PLN070025.

3. FINDING: CEQA INITIAL STUDY/NEGATIVE DECLARATION: - On the basis of the whole record before the Zoning Administrator there is no substantial evidence that the proposed project as designed and conditioned, will have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) Initial Study. In accordance with the California Environmental Quality Act section 21081.1 an initial study was prepared to evaluate the potential for impacts to a historical resource on the site. The Initial Study determined that mitigations, which were suggested in the Phase Two Historic

Assessment, have been incorporated in the plans and the project is consistent with the Secretary of Interiors Standards for rehabilitation. The proposed project as designed would have a less than significant impact on the historic structure. Subsequently a Negative Declaration was prepared.

- (b) Negative Declaration. A Negative Declaration was filed with the County Clerk on November 30, 2007, noticed for public hearing and circulated to the State Clearing House from November 30, 2007 to December 30, 2007. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
1. Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-463-011-000, Carmel, by Mary Doane and Gary Breshini (November 2, 2006).
 2. Geologic Report for 26325 Isabella Avenue, Carmel, by CapRock Engineering Inc. (February 5, 2007).
 3. Phase One Assessment, by Circa: Historic Property Development (January 8, 2007).
 4. Phase Two Assessment, by Circa: Historic Property Development (June 28, 2007).

The County of Monterey is the custodian of these documents which are located at 168 West Alisal, Salinas, California. The Zoning Administrator determines that although the project could have significant impacts to a historic resource, as conditioned and designed potential impacts have been reduced to a level of insignificance. Therefore, a Negative Declaration is hereby adopted by the Zoning Administrator.

- (c) Comments No comments were received during the Initial Study circulation period.
- (d) Conclusion There is no substantial evidence in the record that suggest that the project would have a significant effect on the environment. Potential Impacts were identified that were mitigated by design or conditioned to reduce impacts to a less than significant level.
- (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.

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 April 12, 2007

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:** (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
- (b) The project may be appealed to the California Coastal Commission pursuant to Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 because projects located within 750 feet of known archaeological resources are subject to a Coastal Development Permit.

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Chosen Road Inc. File No: PLN070025 Approved by: Zoning Administrator	APNs: 009-463-011-000 Date: February 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 Combined Development Permit (PLN070025) allows the demolition of a 348 square foot detached garage, major remodel and two-story additions totaling 3,487 square feet with a new 441 square foot attached garage, to an existing one-story 1,954 square foot single family dwelling and grading of 358 cubic yards (298 cut/ 60 fill). The property is located at 26325 Isabella Avenue, Carmel (Assessor's Parcel Number 009-463-011-000), Carmel 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 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)	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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070025) was approved by the Zoning Administrator for Assessor's Parcel Number 009-463-011-000 on February 14, 2008. The permit was granted subject to 25 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	
4.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 735.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	

<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>
		This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map, the start of use or the issuance of building or grading permits	
5.		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 and Building Services 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	
6.		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	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.	Owner/ Applicant	Prior to the issuance of grading and building 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.	Owner/ Applicant	Ongoing	

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		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)	Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
7.		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 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)	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			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	
8.		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	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	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>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)</p>	<p>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.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (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>Owner/ Applicant/ Licensed Landscape 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</p>	<p>Prior to issuance of Building Permits</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>	

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			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	
9.		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 the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	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	Prior to Occupancy / Ongoing	
10.		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 Geological report has been prepared for this parcel by CapRock Engineering Inc, dated February 5, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070135. 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.	

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11.		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 Phase Two Assessment report has been prepared for this parcel by Circa: Historic Property Development, dated June 28, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070355. 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.	
12.		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 Preliminary Archaeological Reconnaissance report has been prepared for this parcel by Archaeological Consulting, dated November 2, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. LIB070134. 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.	
13.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
14.		PD041 – HEIGHT VERIFICATION 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 evidence from a licensed civil engineer or surveyor, to	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	Owner/ Applicant	Prior to the issuance of grading or 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>
		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	
15.		PDSP001 – GARAGE DOORS (NON-STANDARD CONDITION) The garage doors shall be changed from a craftsman style to a style more compatible with the architecture of the Hugh Comstock California Ranch home. (RMA – Planning Department)	The applicant shall revise the elevations showing the garage door and notate on that elevation the proposed type and style of the garage door subject to review and approval by the Director of Planning	Owner/ Applicant/ Designer/ Historian	Prior to the issuance of grading or building permits	
16.		PDSP002- FRONT FACADE(NON-STANDARD CONDITION) The existing wood siding, slump stone, and general appearance of the front façade shall be maintained and protected. (RMA – Planning Department)	Submit evidence of protection to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Contractor	Prior to the issuance of grading or building permits	
			Submit photos of the front façade to the RMA – Planning Department after construction to document that protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant/ Contractor	Prior to the final inspection	
17.		PDSP003 – WINDOWS, DOORS, AND SIDING (NON-STANDARD CONDITION) The applicant shall repair and maintain original windows, doors, and siding where feasible. New windows and doors shall be compatible with the existing but not duplicated. (RMA – Planning Department)	The applicant shall revise the elevations and notate on that elevation the proposed type and style of the windows, doors, and siding subject to review and approval by the Director of Planning	Owner/ Applicant/ Designer/ Historian	Prior to the issuance of grading or building permits	

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18.		<p>PDSP004 – CHIMNEY (NON-STANDARD CONDITION)</p> <p>The chimney shall be constructed identical to the existing chimney including using the same spatial relationship (Interior chimney straddling the ridge) and using the same colors and materials. (RMA – Planning Department)</p>	The applicant shall revise the elevations and notate on that elevation the proposed style, materials, and location of the chimney subject to review and approval by the Director of Planning	Owner/ Applicant/ Designer/ Historian/ Contractor	Prior to the issuance of grading or building permits	
19.		<p>WR1 - DRAINAGE PLAN</p> <p>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	
20.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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:</p> <p>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.</p> <p>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 inspect-ion/ occupancy	

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21.		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
22.		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. (Carmel Highlands Fire District)	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	

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23.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Highlands Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
24.		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 District)	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	

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25.		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 District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	