

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> April 24, 2008 <b>Time:</b> 1:30 P.M	<b>Agenda Item No.:</b>
<b>Project Description:</b> Variance to allow a nineteen (19) foot front yard setback where a thirty (30) foot front yard setback is required. The project includes the demolition and removal of an existing 492 square foot second story deck and construction of the following: 1) A 330 square foot lower level workroom addition; and 2) An 842 square foot main level living room addition.	
<b>Project Location:</b> 19084 Oak Heights Drive, Salinas (Prunedale)	<b>APN:</b> 125-331-033-000
<b>Planning File Number:</b> PLN070283	<b>Name:</b> BALDING, Timothy and Melissa, Property Owner
<b>Plan Area:</b> North County Non-Coastal Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : “RC/B-8” [Resource Conservation with Building Site Zoning Overlay]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301(e)(1)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Variance for the construction of the lower level workroom addition and the main level living room addition based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

### PROJECT SUMMARY:

The project involves a Variance permit request to allow the construction of a 330 square foot lower level work-room addition, and 842 square foot main level living room addition. The property is a 0.85 acre parcel on Oak Heights Drive, located off of Highway 101 South in the Prunedale area of Salinas. The parcel is zoned “RC/B-8” or Resource Conservation with a Building Site Zoning (B-8) overlay. The primary issue is the addition of habitable space (a portion of the living room) to an existing legal non-conforming structure. The living room addition will be constructed over an existing garage with a previously established legal non-conforming front yard setback of nineteen (19) feet where a thirty (30) foot front yard setback is required. Staff is recommending approval of the Variance request.

### OTHER AGENCY INVOLVEMENT:

- ✓ North 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 Planning Department, North County Fire Protection Department, and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review on March 19, 2008. A copy of the LUAC minutes and recommendation has been attached. (See Exhibit E)

Note: The decision on this project is appealable to the Planning Commission.

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April 24, 2008

Cc: Front Counter Copy, Zoning Administrator; North County Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Bob Schubert, Planning Services Manager (Inland Team); David J. R. Mack, Planner; Carol Allen, Timothy & Melissa Balding, Applicants; Lombardo & Gilles (Shandell Brunk), Agent; Planning File PLN070283.

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

This report was reviewed by Bob Schubert, Acting Planning Manager.

## **EXHIBIT B**

### **PROJECT OVERVIEW**

The subject parcel is an 0.85 acre parcel at 19084 Oak Heights Drive, located off Highway 101 South, in the Prunedale area of Salinas. The parcel is zoned RC/B-8 and located in the North County Non-Coastal Area Plan. The property is located on moderate to steep terrain and is both the front and rear of the parcel is covered with oak trees and other native foliage. The existing residence does not have a ground floor front door, and access is obtained via a stairway up to the living quarters from the front of the property. At the time of construction (August 1971) the single family dwelling and attached two-car garage was built with a twenty (20) foot front yard setback. (See Building Permit B-13818) The property is legal non-conforming, with an established 19 foot front yard setback, where a 30 foot front yard setback is required.

#### **Project History**

On May 30, 2007, Tim and Melissa Balding, property owners, submitted a Variance application request. The Variance request was for a 330 square foot lower level work room addition, to be constructed at the rear of the existing two-car garage; an 842 square foot family/living room addition, to be constructed above both the work room and existing garage; new staircase entry way; and new multi-level wooden deck, porch and trellis. Planning Department staff conducted an initial site visit on June 20, 2007. After completing a through project review, conducting research on the parcels in the immediate vicinity, and explaining the findings required to support a Variance request, planning department staff advised the applicant, on July 3, 2007, that the Variance request could not be supported as proposed, due to encroachments on the required 30' front yard setback.

On November 27, 2007, the variance request was reassigned for further processing. On February 12, 2008, the applicant formally applied for the project as previously proposed. On February 27, 2008, planning department staff conducted a second site visit, again explaining the findings required to support the Variance request. Another project review was completed, resulting in the applicant being advised that the request could not be supported as proposed due to encroachments on the required front yard setback, primarily caused by the proposed construction of the multi-level wooden deck, porch and trellis. In the midst of project revision discussions, the proposal was presented to the North County Non-Coastal Land Use Advisory Committee on March 19, 2008. After hearing presentations from both planning department staff and the applicant, the North County Non-Coastal Land Use Advisory Committee recommended approval of the project including the construction of the multi-level deck, porch, and trellis. Minutes of this meeting are attached as Exhibit E.

After numerous discussions with planning department staff, the applicant agreed to revise the project proposal, allowing staff to make the appropriate findings required to recommend approval of the Variance request. Project revisions consist of removal of the multi-level wooden deck, porch and trellis.

#### **Proposed Construction**

Proposed additions to the property include a 330 square foot "work room" to be constructed at the rear of the property's existing two car garage, and an 842 square foot family room to be constructed over the work room addition and existing two car garage. A new external entry stairway to the residence would be provided at the northeast corner of the expanded family room. A proposed internal stairway, to be constructed in the northwest corner of the family room,

would link together both the main and lower levels, allowing for better internal circulation and access to the existing lower level garage. The proposed lower level work room addition will be constructed to meet both front and side yard setback requirements.

### **Variance Request**

The property is zoned RC/B-8 (Resource Conservation/B-8), which requires a 30' front yard setback, 10% or 20' maximum side yard setback, and 20' rear yard setback. The request for a Variance is due to the encroachment on the 30' front yard setback. The southeast corner of the main level living room addition encroaches approximately 11' feet into the required front yard setback, to match the legal non-conforming setback of the existing two-car garage. To allow for the granting of a Variance request, staff is required to make the following findings:

- That because of special circumstances applicable to subject property, including size, shape topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications; and
- That the variance not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated; and
- A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel or property.

The existing residence was legally constructed in its current configuration and setbacks in August of 1971. The property is covered with areas of dense oaks in the front and rear, as well as other native vegetation. The topography is moderate to steep terrain, sloping upward away from Oak Heights Drive. The proposed construction and variance request allows for the expansion of the residential use of the property, provides increased internal circulation, improves access to the residence, all without impacting the oak trees to the front and rear of the property, or requiring development on slopes.

### **Conclusion**

Staff is recommending approval of the Variance request based on a combination of the following reasons:

- 1) The Resource Conservation site development standards require a minimum front setback of thirty (30) feet. When the existing residence and attached two-car garage was constructed, it was approved with a nineteen (19) foot front setback, making the structure legal non-conforming under the current Resource Conservation Zoning.
- 2) The main level 842 square foot living room addition will be constructed above the existing attached garage and to the same legal non-conforming nineteen (19) foot front back.
- 3) The lower level 330 square foot work room addition will be constructed within the required front and side setbacks, as required by the site development standards.
- 4) The subject parcel is located on steep terrain and covered with dense oak trees and other native foliage. Allowing the proposed placement and construction of both the main level and lower level additions, reduces impacts on the oak trees and surrounding native vegetation.

## **EXHIBIT C**

### **RECOMMENDED FINDINGS AND EVIDENCE**

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, North County Non-Coastal Area Plan. The project is inconsistent with the Monterey County Zoning Ordinance (Title 21), specially the site development standards of the Resource Conservation Zoning Designation which mandates a thirty (30) foot front yard setback for the main residence.

**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 19084 Oak Heights Drive, Salinas, Prunedale Area (Assessor's Parcel Number 125-331-033-000), North County Non-Coastal Area Plan. The parcel is zoned RC/B-8 ("Resource Conservation Zoning District with a Regulations for Building Site Zoning District Overlay") which residential development. The project complies with most of the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21. The project is lacking compliance with the relevant site development standards, specifically 21.36.060.C.1.A which requires a 30 foot front setback. The existing lower level garage is a legal non-conforming structure with a nineteen (19) foot front yard setback. The main level living room addition will be constructed above the existing garage to the same nineteen foot setback. The lower level work room addition is proposed for construction and will be in compliance with all required front and side yard setback regulations.

(c) The project planner conducted a site inspection on February 27, 2008 to verify that the project on the subject parcel conforms to the plans listed above.

(d) The project was referred to the North Monterey County Non-Coastal Land Use Advisory Committee (LUAC) for review on March 19, 2008. A copy of the LUAC minutes and recommendation has been attached. (See Exhibit E)

(e) The application, project plans, and related support materials submitted by project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070283.

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, North Monterey 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) Staff conducted a site inspection on February 27, 2008 to verify that the site is suitable for this use.
- (c) Materials in Project File PLN070283.

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 15301(e)(1), categorically exempts additions to existing structures provided that the addition will not result in an increase or more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet which ever is less.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on February 27, 2008.

(c) 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: VARIANCE (Special Circumstances)** – Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the Monterey County Zoning Ordinance (Title 21), as it pertains to site development standards, is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

**EVIDENCE:** (a) 1) The Resource Conservation site development standards require a minimum front yard setback of thirty (30) feet for main structures. The existing layout of the residence and attached garage includes a legal non-conforming front setback of nineteen (19) feet. The main level living room addition will be constructed above the existing attached garage and will conform to the existing legal non-conforming setback. The lower level work room addition is being built entirely with the front and side setback requirements for the zoning district. 2) At the time of construction (August 1971) the main residence and attached garage was built with a twenty (20) foot front yard setback. (See Building Permit B-13818) 3) The property is located on steep terrain and the rear of the property largely covered with

oak trees. Approval of this Variance request would allow the expansion of the residential use of the property, without impacting the surrounding oak trees to the rear of the property, or further decreasing the existing established front setback.

- (b) One of the intentions of setback regulation is to comply with Fire Code requirements. The North Monterey County Fire Protection District has reviewed the project proposal and found the project complete and in compliance with all applicable Fire Code requirements.
- (c) The project meets all of the other Title 21 mandated site development standards.
- (d) Materials in Project File PLN070283.

7. **FINDING: VARIANCE (Special Privileges)** – The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and same zone classification in which this property is situated.

**EVIDENCE:** (a) The Variance request does not constitute the granting of a special privilege inconsistent with the limitations upon other properties in the vicinity and under the same zoning classification. The current use of the area above the existing garage is as a sun deck. The proposed main level living room addition will replace this same area, without further impacting the surrounding environmental resources on the subject property. The addition of the lower level work room will be done in a way to comply with all required side and front setback requirements.

8. **FINDING: VARIANCE (Authorized Use)** – A Variance shall not be granted for a use or activity which is not otherwise authorized by the zoning regulation governing the parcel.

**EVIDENCE:** (a) The Variance is tied to a residential use, which is authorized by the residential zone governing the subject parcel.

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

**EVIDENCE:** Monterey County Zoning Ordinance (Title 21).

<p align="center"><b>EXHIBIT D</b></p> <p align="center"><b>Monterey County Resource Management Agency</b></p> <p align="center"><b>Planning Department</b></p> <p align="center"><b>Condition Compliance and/or Mitigation Monitoring</b></p> <p align="center"><b>Reporting Plan</b></p>	<p><b>Project Name:</b> <u>BALDING, Timothy and Melissa</u></p> <p><b>File No:</b> <u>PLN070283</u>                      <b>APNs:</b> <u>125-331-033-000</u></p> <p><b>Approved by:</b> <u>Zoning Administrator</u>                      <b>Date:</b> <u>April 24, 2008</u></p>
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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.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Variance (PLN070283) allows a nineteen (19) foot front yard setback where a thirty (30) foot yard setback is required. The project includes the demolition and removal of an existing 492 square foot second story deck and construction of the following: 1) A 330 square foot first floor work-room addition; and 2) An 842 square foot second story living room addition. The property is located at 19084 Oak Heights Drive, Salinas (Assessor's Parcel Number 125-331-033-000), Prunedale area, North County Non-Coastal Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	



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		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. <b>(RMA - Planning Department)</b>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A variance permit (Resolution PLN070283) was approved by the Zoning Administrator for Assessor's Parcel Number 125-331-033-000 on April 24, 2008. The Variance permit was granted subject to <u>14</u> conditions of approval which run with the land. A copy of the variance 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. <b>(RMA - Planning Department)</b>	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.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> 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	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/ Archaeo- logist	Ongoing	

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		required for the discovery. <b>(RMA - Planning Department)</b>				
4.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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5.		<b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> 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. <b>(RMA - Planning Department and RMA - Building Services Department)</b>	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	
			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	
6.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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	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	

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		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. <b>(RMA - Planning Department)</b>	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	
7.		<b>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> 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. <b>(RMA – Planning Department)</b>	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	
			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.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to 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	

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8.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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. <b>(RMA – Planning Department)</b>	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	
9.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> 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	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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		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. <b>(North County Fire District)</b>				
10.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> 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. <b>(North County Fire District)</b>	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	
11.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(North County Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	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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12.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>(North County Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
13.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> 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 B roof construction. <b>(North County Fire District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
14.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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