

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 11, 2008. Time: P.M	Agenda Item No.:
Project Description: Coastal Development Permit and Design Approval to allow development within 750 feet of known archaeological resources including: A 128 square foot addition located entirely below grade, remodel of the existing 3,017 square foot single family dwelling including conversion of the basement area to living space, rebuilding the dining room with a roof deck above, window and door changes, and approximately 60 cubic yards of excavation.	
Project Location: 2423 San Antonio Ave, Carmel	APN: 009-412-014-000
Planning File Number: PLN080085	Name: John & Kathryn Raftery, Property Owners Dana Annereau, Agent
Plan Area: Carmel Land Use Plan	Flagged and staked: No
Zoning Designation: : MDR/2-D (18) (CZ) [Medium Density Residential, 2 units per acre, with a Design Control Overlay and an 18 foot height restriction (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15301 (c)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

PROJECT OVERVIEW: The proposed project entails a 128 square foot addition, entirely below grade, reconfiguring of the lower level floor plan and remodel of an existing 3,017 square foot single family dwelling. The existing structure is legal non-conforming under the current zoning ordinance (Title 20) due to a 10 foot encroachment into the front setback (20 feet required, 10 feet existing/proposed), height (18 feet allowed, 24 feet 9 inches existing/proposed), and Floor Area Ratio (FAR)(45% allowed, 64% existing/proposed). Legal nonconforming policies contained in the Zoning Ordinance Title 20 allow the enlargement, extension, reconstruction or structural alteration of a nonconforming structure if the enlargement, extension, reconstruction or structural alteration conforms to all the regulations of the district in which they are located. The project is proposed to remain within the existing nonconformity as to setback, height, and FAR.

Review of the proposed project includes consistency with the Carmel Land Use Plan and Coastal Implementation Plans Parts 1 (Title 20 Zoning Ordinance) and Part 4 (Regulations for Development in the Carmel Area Land Use Plan). The Raftery site is located just outside the City of Carmel-By-The-Sea in the Carmel Point area. The area is rich with archaeological deposits, including sites within 750 feet of the proposed improvements. A preliminary archaeological reconnaissance of the site found no evidence of potentially significant resources and the proposed improvements will be located underneath the existing dwelling in a previously disturbed area. Recommendations made by the archaeologist are included in the conditions of approval contained in **Exhibit D**.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands 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 Carmel Highlands FPD and Water Resources have been incorporated into the condition compliance reporting plan (**Exhibit D**).

On July 7, 2008 the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) recommended approval on the project by a 6-0 vote. The LUAC expressed concern regarding the lighting at the new rear deck shown on the west and north elevations. Members stated that the lighting should be at deck floor level and if wall mounted near doors, to be reflected back at the house and covered to prevent glare for neighboring properties. See LUAC discussion in **Exhibit G**.

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

Craig W. Spencer
(831) 755-5233, spencerc@co.monterey.ca.us
August 18, 2008

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Craig Spencer, Planner; Carol Allen; John & Kathryn Raftery, Applicants; Dana Annereau, Agent; Planning File PLN080085.

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	Historical Report
	Exhibit I	Geotechnical Report

This report was reviewed by Laura Lawrence, Planning Services Manager

EXHIBIT B
DETAILED PROJECT DISCUSSION
PLN080085 (Raftery)

A. PROJECT SETTING AND DESCRIPTION:

Setting The project site is located on San Antonio Avenue between Martin Way and Isabella Avenue in Carmel. There is an existing 3,017 square foot single family dwelling on the 4,698 square foot lot. The existing dwelling is situated on the front portion of the lot accessed by a short, flat driveway going directly into a two-car garage with a second story habitable space directly above. Topographically, the site slopes down from San Antonio where at the rear of the structure is a sunroom (labeled as “Dining Room” on the plans) that extends from the main floor of the dwelling. This sunroom does not fit well aesthetically with the existing structure and it creates an odd disconnect and access to the existing guesthouse and workshop area on the lower-level at the rear of the house. To access the lower level areas, one must go under the protruding dining area that provides only about a 6 foot height clearance above grade. At the time of the site inspection, the lot appeared to be unmaintained with non-native grasses invading the landscape. Surrounding land use consists of other single family residences.

Project Description The proposed project entails a 128 square foot addition, entirely below grade, reconfiguring of the lower level floor plan and remodel of an existing 3,017 square foot single family dwelling. To accomplish the proposed project, the existing dwelling will need to be separated from the foundation and temporarily supported to allow excavation for the lower level addition and reconfiguration. The dwelling will then be placed back onto the new foundation. The remodel of the upper levels involves remodeling the existing dining room, reconfiguring some interior walls, windows, and door openings. The existing home will be stripped to its framing components to accommodate new wall connections, window and door alterations, and new third story roof decks. The existing fireplace will be removed and rebuilt to the same height, and new exterior finishes will be applied consisting of stucco, tile roofing, and wrought iron railings at the decks.

B. ANALYSIS

Development Standards: The project is subject to the applicable MDR/2-D(18)(CZ) zoning district standards including setbacks, height, lot coverage, and floor area ratio (FAR). Currently the existing structure is over the height limit by more than three feet, maintains a ten foot front setback (20 feet required), and is over the allowable floor area ration by 19%. Due to the existing site conditions, policies regarding legal nonconforming structures (nonconforming as to site development standards) apply. Additionally, the proposal was reviewed for consistency with the Carmel Land Use Plan and the Coastal Implementation Plan Part 4. The property is located within a Medium Density Residential land use designation, which allows 2 units/acre and is suitable for the proposed use.

Section 20.68.040 of the Monterey County Zoning Ordinance, Title 20 applies to legal nonconforming structure locations and height. This section allows “The enlargement, extension, reconstruction or structural alteration of a nonconforming structure, nonconforming only as to height and yard regulations, may be permitted if the enlargement, extension, reconstruction or structural alteration conforms to all the regulations of the district in which they are located.” The project has been designed to provide for a small 128 square foot addition within the front setback (20 feet) and located entirely below grade, so that it will not count as Floor Area Ratio. The 128 square foot addition will be part of a reconfigured lower level providing internal access from the

main level. All structural alterations will occur within the required setback, will not directly affect the height of the structure, and will consist of remodeling existing floor area. The resulting project would maintain its nonconforming numbers and status including height. In order for the house to conform to the regulations, the house would need to be demolished and rebuilt.

Local Coastal Policies (LCP)

Staff identified some site constraints at the project location identified in the Carmel Land Use Plan and other LCP policies. Applicable areas of concern include Archeological Resources and Geological Hazards.

Cultural Resources: Located on Carmel Point, the project location is in an area that is known to contain cultural resources in various areas. The project was determined to require a Coastal Development Permit due to its proximity to archaeological resources. An archeological report was prepared for the parcel on March 19, 2008 by Archaeological Consulting and submitted to the RMA-Planning Department for review. The proposed development and earth-disturbing activities will primarily be located under the existing dwelling in a previously disturbed area and the archaeological survey found no surface evidence of potentially significant resources at the site. Recommendations contained in the archaeological report have been included in the conditions of approval, in the event previously unidentified resources are discovered during construction. A historic evaluation was also prepared by Kent Seavey, dated October 11, 2004 for the development. The report indicates that the dwelling or site is not historically significant.

Geological Hazards: The Carmel Land Use Plan defines high hazard areas to include zones 1/8 mile on each side of active or potentially active faults. The proposed project includes replacement or upgrading of existing foundations and construction of new footings within the existing building footprint. A geotechnical and geological report was prepared by Soil Surveys Inc., dated December 7, 2007, and submitted for review. In the report risks associated with the site location and characteristics including soils suitability, tendencies, and seismic effects were analyzed. The geotechnical engineer, having taken into account the applicable information, has concluded that the soil and geological conditions at the site are suitable for the proposed building and project provided the recommendations contained in the report are followed. Compliance with the report will be incorporated in the project through Monterey County Planning Department's standard conditions of approval.

Land Use Advisory Committee: The Carmel Land Use Advisory Committee (LUAC) had some concern regarding the exterior lighting and the potential for lighting to produce glare for the neighbors. Their recommendation was that lighting be kept at floor level and/or reflected back against the house and covered so that the lighting is down-lit. The minutes reflect that the agent was agreeable to this condition and the project has been conditioned to require an exterior lighting plan which will be reviewed by the Planning Department prior to issuance of building permits. Other statements were made regarding using wood framed windows, stucco exterior, and wrought iron railings. The project was recommended for approval by a vote of 6-0.

CEQA – Categorically Exempt: The project entails a small addition to, and remodel of, an existing single family dwelling, on a residentially zoned parcel. Section 15301 (e) categorically exempts additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project will add 128 square feet to an existing 3,017 square foot home. No unusual circumstances were found related to the project or the property.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Area Land Use Plan, 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. Potential conflicts were found to exist regarding the legal nonconforming section of the Zoning Ordinance (Title 20) that is discussed below. No communications were received during the course of review of the project indicating any other inconsistencies with the text, policies, and regulations in these documents.
- (b) Zoning Consistency The property is located at 2423 San Antonio Avenue, Carmel (Assessor's Parcel Number 009-412-014-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control Overlay, and an 18 foot height limit, in the Coastal Zone ("MDR/2-D(18)(CZ)") which allows residential uses and improvements to residential structures subject to other policies of the Local Coastal Plan, including a conditional permit requirement for development within 750 feet of known archaeological resources in this case. Therefore, the property is suitable for residential use.
- (c) Site Visit The project planner conducted a site inspection on June 11, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) Legal Nonconforming The existing structure is considered legal nonconforming based on front setback (20 feet required/10 feet existing and proposed), height (18 feet maximum allowed/ 24 feet 9 inches existing and proposed), and Floor Area Ratio (45% allowed/64% existing and proposed). Legal nonconforming policies contained in the Monterey County Zoning Ordinance Title 20 Section 20.68.040 allow for enlargement, extension, reconstruction and alterations provided those enlargements, extensions, reconstructions and alterations conform to the regulations of the district in which they are located. The proposed 128 square foot addition has been designed to be entirely below grade, therefore not counting in the FAR, within the required setbacks (20 feet), and will not affect the existing ridge height. The addition is part of lower level floor plan improvement that is comprised of rearranging existing floor area. The lower level improvements meet setback requirements and do not directly affect the existing height. Other proposed structural alterations have been designed to avoid the section of the house within the front setback and to repair and maintain the existing structure. The proposed project will maintain the existing nonconformity. In order for the house to conform to the regulations, the house would need to be demolished and rebuilt.
- (e) Cultural Resources The Raftery project site is located within 750 feet of known archaeological resources and the development is therefore subject to a Coastal Development Permit. A preliminary archaeological survey was prepared by Archaeological Consulting, dated March 19, 2008 for the

subject parcel. The survey found no surface evidence of potentially significant resources and conditions recommended in the report in case of discovery of previously unidentified resources have been included in the conditions of approval (Condition #3).

- (f) Geologic Hazards A geotechnical and geological report was prepared by Soil Surveys Inc., dated December 7, 2007, and submitted for review. In the report risks associated with the site location and characteristics including soils suitability, tendencies, and seismic effects were analyzed. The geotechnical engineer, having taken into account the applicable information, has concluded that the soil and geological conditions at the site are suitable for the proposed building and project provided the recommendations contained in the report are followed. A condition requiring compliance with the geotechnical report has been included in the conditions of approval (Condition #6).
- (g) LUAC On July 7, 2008 the Carmel Land Use Advisory Committee (LUAC) recommended approval of the project by a vote of 6-0. The LUAC recommended that the exterior lighting be adequately controlled to prevent glare or disruption to the neighbors. The project has been conditioned to require such control using low-wattage, down-lit light fixtures. Condition #5 requires submittal of an exterior lighting plan for review and approval, by the Director of Planning, prior to issuance of building or grading permits.
- (h) 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 PLN080085.

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 Cypress 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. “Historic Report” (LIB080338) prepared by Kent Seavey, Pacific Grove, CA, October 11, 2004).
 - ii. “Preliminary Archaeological Field Reconnaissance” (LIB080339) prepared by Archaeological Consulting, Salinas, CA, March 19, 2008.
 - iii. Geotechnical Report with Geological Considerations” (LIB080336) prepared by Soil Surveyors Inc., Salinas, CA, December 7, 2007.
 - (c) Staff conducted a site inspection on June 11, 2008 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN080085.

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), categorically exempts additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project will add 128 square feet to an existing 3,017 square foot home. No unusual circumstances were found related to the project or the property.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 11, 2008.
- (c) No Unusual circumstances were found regarding the project or the site.
- (d) See Findings 1 and 2 above with 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) See Finding 1 Evidence a and b and Finding 2 with supporting evidence above.
- 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 visits on June 11, 2008.
6. **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 (Conditional Use).

EXHIBIT D
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: John & Kathryn Raftery

File No: PLN080085

Approved by: Zoning Administrator

APNs: 009-412-014-000

Date: September 11, 2008

**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>PD001 - SPECIFIC USES ONLY This Coastal Development permit (PLN080085) allows development within 750 feet of known archaeological resources including; A 128 square foot addition located entirely below grade, remodel of the existing 3,017 square foot single family dwelling including conversion of the basement area to living space, rebuilding the dining room with a roof deck above, window and door changes, and approximately 60 cubic yards of excavation. The property is located at 2423 San Antonio Avenue, Carmel (Assessor's Parcel Number 009-412-014-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources 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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 080085) was approved by the Zoning Administrator for Assessor's Parcel Number 009-412-014-000 on September 11, 2008. The permit was granted subject to 12 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)</p>	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.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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)</p>	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	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>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. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever occurs first and as applicable	

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5.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Prior to Occupancy / Ongoing	
6.		<p>PD016 – NOTICE OF REPORT</p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical and Geological report has been prepared for this parcel by Soil Surveyors Inc., dated December 7, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080336. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits.	
7.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		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	
8.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	
9.		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	

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10.		<p>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. (Cypress FPD)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
11.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully</p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

<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>
		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. (Cypress FPD)	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	
12.		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. (Cypress FPD)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	