

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> October 9, 2008	<b>Time:</b> 1:30 P.M.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Use Permit to allow a medical office use within an existing one-story 2,310 square foot structure.		
<b>Project Location:</b> 18275 Meadow Song Way, Salinas		<b>APN:</b> 139-341-047-000
<b>Planning File Number:</b> PLN060579		<b>Name:</b> Javed Munir, Property Owner
<b>Plan Area:</b> Toro Area Plan		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "LC-D" [Light Commercial with a Design Control zoning district overlay]		
<b>CEQA Action:</b> Categorically Exempt per Section 15301		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

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

### PROJECT SUMMARY:

A Use Permit is required by the provisions of the Light Commercial or "LC" zoning district for the establishment of new uses such as a medicinal office. The applicants propose no changes to the exterior of the structure at this time; however, some internal changes may be made via the building permits to accommodate the new use. Impacts generated by the commercially zoned properties within the Las Palmas subdivision area were previously identified in the Environmental Impact Report for the Las Palmas Ranch area. Based on the project plans, supplemental technical reports, and uses approved for the project, that the proposed project will not constitute an intensification or expansion of previously identified impacts. Staff finds that the project is consistent with all applicable County policies, standards, and goals. No unresolved issues remain. See Discussion attached as **Exhibit B** for additional information.

### OTHER AGENCY INVOLVEMENT:

- |  |                                 |
|--|---------------------------------|
| ✓ Salinas Rural Fire Protection District | ✓ Environmental Health Division |
| ✓ Public Works Department                | ✓ Water Resources Agency        |

The above checked agencies and departments have reviewed this project. Conditions recommended by Salinas Rural Fire Protection District, Public Works Department, and Environmental Health Division have been incorporated into the condition compliance reporting plan (**Exhibit D**).

The Toro Land Use Advisory Committee (LUAC) reviewed the application on January 28, 2008 and February 11, 2008. The committee recommended approval with a 6-0 vote with three members absent. The committee recommended three conditions of approval concerning site plan accuracy, designated parking spaces for the Park and Ride program, and the number of parking spaces required on-site. These issues are addressed in the Discussion found at **Exhibit B**.

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

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September 26, 2008

cc: Front Counter Copy; Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; Elisa Manuguerra, Planner; Carol Allen; Zoning Administrator Hearing Secretary; Javed Munir, Property Owner; Ken Kabir, Agent; File PLN060579.

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 Toro LUAC Minutes for January 28, 2008 and February 11, 2008  
Exhibit H Correspondence from Applicant regarding Park and Ride Program  
Exhibit I Zoning Administrator Resolution No. AP95025 establishing a  
“Sales and Information Center” use  
Exhibit J Zoning Administrator Resolution No. 000144 extending “Sales and  
Information Center” use to May 3, 2004  
Exhibit K Las Palmas Ranch Phase II Subdivision (Planning Department File  
No. PC-7242/Resolution No. 90-95).  
Exhibit L Chapter 2.7, Traffic, Final Environmental Impact Report for the  
River Road Area of Development Concentration (EIR 81-111)  
incorporating the Final EIR for the Las Palmas Ranch Specific  
Plan (EIR 80-100)  
Exhibit M Letter Report prepared by Higgins Associates, Civil and Traffic  
Engineers (LIB080466) regarding traffic trip generation

This report was reviewed by Luis Osorio, Planning Services Manager.

## EXHIBIT B DISCUSSION

### Property's Background

The subject 2.38-acre property is located at the intersection of Meadow Song Way and River Road in the Las Palmas Subdivision, in the unincorporated area of Salinas in the Toro planning area. The parcel was created by the Second Phase of the Las Palmas Subdivision (Planning File No. PC-7242/Resolution No. 90007). An office building and parking lot was constructed on-site in 1995 and was used by the developers of the Las Palmas subdivisions as a sales and administrative office until 2004. The majority of the property is landscaped with lawn and mature vegetation. The site is near to the Buena Vista Middle School.

Figure 1. Aerial Photograph of Vicinity



The subject parcel is one of two parcels created by the Las Palmas subdivision zoned as Commercial (**Exhibit K**). The other commercially zoned parcel is located at 100 River Road, Salinas (commonly known as the Corey House), westerly of the intersection of River Road and Woodridge Court. The Final Environmental Impact Report for the River Road Area of Development Concentration (EIR 81-111) incorporated the Final EIR for the Las Palmas Ranch Specific Plan (EIR 80-100). The EIR identified environmental impacts for the area's development (**Exhibit L**). Particularly, impacts were identified from the development of commercial uses on the parcel. The 1983 Las Palmas Subdivision Specific Plan expressly recognizes the utility of a commercial use at these properties and encourages uses complimentary to the predominantly residential use of the area.

### Project Issues

#### Intensification

The applicants propose to convert an existing one-story 2,310 square foot structure into a medical office. Staff finds that this proposed use will not intensify the use of the property beyond levels previously identified. The Final Environmental Impact Report (EIR) for the Las Palmas Specific Plan (**Exhibit L**) anticipated the development of up to 33,000 sq. ft. of commercial space within the Las Palmas subdivisions. The Las Palmas EIR required mitigation measures to address the impacts of this commercial development including the construction of turning lanes and the installation of traffic lights on River Road. Not more than approximately 9,000 square feet of commercial development currently exists in the subdivision area. Therefore the proposed conversion will not exceed traffic impacts identified for the development of the Las Palmas Ranch area.

Further evidencing that the proposed project will not intensify the area, is the anticipated trip generation calculated for the proposed medical office use by Higgins Associates. The traffic letter report (LIB080466), dated November 26, 2007 (attached as **Exhibit M**) concludes that the anticipated increases in traffic would be insignificant and would result in no qualitative change in traffic operations at the project driveways or anywhere on the nearby street system.

### Parking

The Monterey County Zoning Ordinance (Title 21), Chapter 21.58, Regulations for Parking, provides on-site parking space requirements based upon usage type. For a medical office/clinic the parking standard is one space for every 200 square feet of structure. The existing one-story structure is 2,310 square feet which require 12 spaces, one of which is required to be a handicap space. The existing parking lot consists of 14 standard parking spaces and one handicap space. To meet fire department requirements for fire access, the parking lot design is proposed to be reconfigured. The reconfiguration includes the removal of two parking spaces at the northern face of the lot and the addition of five parallel parking stalls along the driveway entering the property. With the proposed modifications to the parking lot, the project meets both parking standards and fire code.

### **Toro Land Use Advisory Committee (LUAC) Review**

The Toro LUAC reviewed the application on January 28, 2008 and February 11, 2008. The committee recommended approval with a 6-0 vote with three members absent. Three conditions of approval were requested for incorporation as conditions of approval:

- 1) The site plan considered by the Zoning Administrator shall accurately show all parking spaces.
- 2) That the site plan designate all required Park and Ride parking spaces that are required by previously imposed conditions of approval.
- 3) That the total number of parking spaces (excluding any required park and ride spaces) conforms to the County of Monterey parking space size dimensions requirements provided for the medical office use shall be no less than 12 spaces.

Since the February 11, 2008 LUAC meeting the applicant has submitted revised project plans addressing these concerns. The project plans are attached as **Exhibit F**.

### Park and Ride Program

Respective to recommended condition number 2, the LUAC expressed concerns regarding the status of Park and Ride parking program at the property. There is currently a sign posted in the parking lot which dedicates parking spaces for the program. Staff review of previous approvals for the project site indicate that the establishment of a Park and Ride parking program was not a condition of approval imposed onto the property by the County of Monterey (see previous approvals attached at **Exhibits I and J**). Furthermore, information gathered from the Park and Ride program's website and correspondence from the applicant (see **Exhibit H**) indicates that this property is not a designated Park and Ride Program parking area. It is not a requirement of this project that the applicant maintain parking spaces on-site for the Park and Ride program because there no evidence in the previous approvals on this property that the County required this site be included in the parking program. Therefore, staff recommends that this condition not be added.

### **Environmental Review / California Environmental Quality Act (CEQA) Compliance:**

California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond the existing condition.

### **Conclusions**

No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent will all applicable County of Monterey policies and regulations. Staff recommends that the Zoning Administrator approve the Use Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

## **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, Toro Area Plan, Toro Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 18275 Meadow Song Way, Salinas (Assessor's Parcel Number 139-341-047-000), Las Palmas Subdivision, Toro Area. The parcel is zoned Light Commercial with a Design Control zoning district overlay ("LC-D"). The Light Commercial designation allows animal hospitals, zoos, self storage, religious institutions, storage warehouses, hotels and motels, restaurants, and commercial kennels subject to securing a use permit. The Zoning Administrator finds that a medical office uses is similar or less intensive in nature than these items and other uses listed at Chapter 21.18 of the Monterey County Zoning Ordinance (Title 21). Therefore, the property is suitable for the proposed development.

(c) Design Control or "D" zoning, Chapter 21.44 of the Monterey County Zoning Ordinance (Title 21), requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. This project does not involve the construction of new structures or changes in materials and colors of the existing structure; Design Approval is not required.

(d) The subject parcel is one of two parcels created by the Las Palmas subdivision which is zoned Commercial (attached as Exhibit K to the October 9, 2008 Zoning Administrator Staff Report). The Final Environmental Impact Report for the River Road Area of Development Concentration (EIR 81-111) incorporated the Final EIR for the Las Palmas Ranch Specific Plan (EIR 80-100). The EIR identified environmental impacts for the area's development (**Exhibit L**). Particularly, impacts were identified from the development of commercial uses on the parcel. The 1983 Las Palmas Subdivision Specific Plan expressly recognizes the utility of a commercial use at these properties and encourages a uses complimentary to the predominantly residential use of the area.

(e) The Monterey County Zoning Ordinance (Title 21), Chapter 21.58, Regulations for Parking, provides on-site parking space requirements based upon usage type. For a medical office/clinic the parking standard is one space for every 200 square feet of structure. The existing one-story structure is 2,310 square feet which require 12 spaces, one of which is required to be a handicap space. The existing parking lot consists of 14 standard parking spaces and one handicap space. To meet fire department requirements for fire access, the parking lot design is proposed to be reconfigured. The reconfiguration includes the removal of two parking

spaces at the northern face of the lot and the addition of five parallel parking stalls along the driveway entering the property. With the proposed modifications to the parking lot, the project meets both parking standards and fire code.

- (f) The Toro LUAC reviewed the application on January 28, 2008 and February 11, 2008. The committee recommended approval with a 6-0 vote with three members absent. Three conditions of approval were requested for incorporation as conditions of approval concerning site plan accuracy, designated parking spaces for the Park and Ride program, and the number of parking spaces required on-site. Since the February 11, 2008 LUAC meeting the applicant has submitted revised project plans addressing these concerns. The project plans are attached as Exhibit F to the October 9, 2008 Zoning Administrator Staff Report. Respective to concerns regarding the Park and Ride parking program at the property, the conditions of approval for previously approved projects (attached as Exhibits I and J to the October 9, 2008 Zoning Administrator Staff Report) do not require the establishment of a Park and Ride parking program at this property. Furthermore, information gathered from the Park and Ride program's website and correspondence from the applicant (attached as Exhibit H to the October 9, 2008 Zoning Administrator Staff Report) indicates that this property is not a designated Park and Ride Program parking area. Therefore it is not a requirement of this project that the applicant maintain parking spaces on-site for the Park and Ride program because there is no evidence in the previous approvals on this property that the County required this site be included in the parking program.
- (g) The project planner conducted a site inspection on January 14, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060579.

**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, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) The site is located within an IV or “moderately high” landslide and erosion susceptibility zone and within a VI or “very high” seismic hazard zone. The project does not consist of the construction of new structures or the expansion of existing structures. The existing structure was constructed with building permits issued by the County in accordance with the regulations applicable at the time of its construction. The building permits issued for this structure accounted for these soil constraints. Department for review and approval prior to final building inspection.
- (c) The applicants propose to convert the existing one-story 2,310 square foot structure into a medical office. Staff finds that this proposed use will not intensify the use of the property beyond levels previous identified as acceptable for the area. The Final Environmental Impact Report (EIR) for

the Las Palmas Specific Plan (attached as Exhibit L to the October 9, 2008 Zoning Administrator Staff Report) anticipated that the development of up to 33,000 sq. ft. of commercial space. The Las Palmas EIR required mitigation measures to address these impacts of this commercial use component which included the construction of turning lanes and the installation of traffic lights on River Road. Not more than approximately 9,000 square feet of commercial development currently exists in the area. Therefore the proposed conversion will not exceed traffic impacts identified for the development of the Las Palmas Ranch area.

- (d) The proposed project will not intensify the area, is the anticipated trip generation calculated for the proposed medical office use by Higgins Associates. The letter report (LIB080466), dated November 26, 2007 (attached as Exhibit M to the October 9, 2008 Zoning Administrator Staff Report) concludes that the anticipated increases in traffic would be insignificant and would result in no qualitative change in traffic operations at the project driveways or anywhere on the nearby street system.
- (e) Staff conducted a site inspection on January 14, 2008 to verify that the site is suitable for this use.
- (f) Materials in Project File PLN060579.

**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 categorically exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond the existing condition.
  - (b) The applicants propose to convert an existing one-story 2,310 square foot structure into a medical office. Staff finds that this proposed use will not intensify the use of the property beyond levels previous identified as acceptable for the area. The Las Palmas Specific Plan anticipated the development of up to 33,000 sq. ft. of commercial space. The Las Palmas Environmental Impact Report required mitigation measures to address these impacts of this commercial use component including the construction of turning lanes and the installation of traffic lights on River Road. Not more than approximately 9,000 of the 33,000 square feet of commercial development approved have been developed. Therefore the proposed conversion will not exceed traffic impacts identified for the development of the Las Palmas Ranch area.
  - (c) The proposed project will not intensify traffic levels in the area. Anticipated trip generation calculated for the proposed medical office use by Higgins Associates concludes that the anticipated increases in traffic would be insignificant and would result in no qualitative change in traffic operations at the project driveways or anywhere on the nearby street system. The traffic letter report (LIB080466), dated November 26, 2007 is attached as Exhibit L to the October 9, 2008 Zoning Administrator Staff Report.
  - (d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 14, 2008.

- (e) 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 PLN060579.
- (f) See preceding and following findings and supporting evidence.

**4. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department 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:** The decision on this project is appealable to the Planning Commission.

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



<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name: JAVED MUNIR &amp; AZIZ SHEHZAD</b> <b>File No: PLN060579</b> <b>Approved by: Zoning Administrator</b>	<b>APN: 139-341-047-000</b> <b>Date: October 9, 2008</b>
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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.		<b>PD001 - SPECIFIC USES ONLY</b> This Use Permit (PLN060579) allows a medical office use within an existing one-story 2,310 square foot structure. The property is located at 18275 Meadow Song Way, Salinas (Assessor's Parcel Number 139-341-047-000), Las Palmas Subdivision, Toro Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. <b>(RMA -</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		<b>Planning Department)</b>				
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 139-341-047-000 on October 9, 2008. The permit was granted subject to <b>17</b> 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 - <b>Planning Department)</b></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><b>PD004 - INDEMNIFICATION AGREEMENT</b></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</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, filing of the final map, whichever occurs first and as applicable	

<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>
		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>				
4.		<b>PDSP001- LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) (NON-STANDARD)</b> A minimum of 10% of the property (10,367 square feet) shall remain landscaped. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. <b>(RMA – Planning Department)</b>	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	
5.		<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 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>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
6.		<b>PD026 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(RMA – Planning Department)</b>	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	

<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>
7.		<b>PD029 - HOURS OF OPERATION</b> Hours of operation shall be 7:00 am to 7:00 pm. (RMA – Planning Department)	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Prior to use/ Ongoing	
8.		<b>PD035 - UTILITIES - UNDERGROUND</b> 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	
9.		<b>FIRE003 - DEAD-END ROADS (1)</b> For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection 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 for each phase of development.	Applicant or owner	Prior to final building inspection.	
10.		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<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>
11.		<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 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>(Salinas Rural Fire Protection District)</b>	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	
12.		<b>FIRESP001 – EMERGENCY ACCESS KEYBOX (NON-STANDARD CONDITION)</b> Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. <b>(Salinas Rural Fire Protection District)</b>	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 and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	

<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>
13.		<b>FIRES002 – PORTABLE FIRE EXTINGUISHERS (NON-STANDARD CONDITION)</b> Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. <b>(Salinas Rural Fire Protection District)</b>	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 and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	
14.		<b>FIRES003 - ROAD ACCESS (NON-STANDARD CONDITION)</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. <b>(Salinas Rural Fire Protection 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 and obtain final fire inspection approval.	Applicant or owner	Prior to final building inspection.	
15.		<b>PW0007 – PARKING STD</b> The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. <b>(Public Works)</b>	Applicant’s engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
16.		<b>PWSP001 – TAMC FEES (NON-STANDARD)</b> Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works)</b>	Applicant shall pay fees prior to issuance of building permits or commencement of use.	Owner/ Applicant/ Engineer	Prior to Building Permit Issuance/ commence ment of use.	

<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>
17.		<b>EH40 - MEDICAL WASTE</b> Storage, transportation, and disposal of biohazardous/medical wastes shall be in compliance with of Title 22, Division 20, Chapter 6.1 of the California Code of Regulations. ( <b>Environmental Health</b> )	The operation shall register and shall maintain a valid permit from the Division of Environmental Health.	Owner/ Applicant	Prior to issuance of building permits/ Continu- ous condition	

END OF CONDITIONS