

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 11, 2009	Time: 1:45 P.M.	Agenda Item No.:
Project Description: Combined Development Permit consisting of: (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning district for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; and (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and 132 square foot of covered porch. The project is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan.		
Project Location: 24700 Bit Road, Monterey		APN: 416-193-013-000
Planning File Number: PLN090008		Owner: Douglas & LuAnn Meador Agent: Eric Miller Architects
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: Yes
Zoning Designation: RDR/B-6-D-S [Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district overlays]		
CEQA Action: Categorically Exempt per Section 15305 of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to approve PLN090008, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The Doug and Lu Ann Meador ("Applicants") project application requests site improvements for the construction of a single family dwelling, barn, and Caretaker's unit. The subject 19.116-acre parcel is located near to the intersection of Hwy 68 and Boots Roads outside the northern city limits of Monterey. It consists of scenic easement, drainage easement, and a small portion available for residential development. The placement of the single-family dwelling, driveway, and disposal fields have been designed considering setbacks from the parcel's boundary, roads and large scenic easement areas.

This is the third application requested by the applicants for improvements on the site.

In an effort to meet current County Code requirements applicable to drainage facilities and Water Resources Agency requests for improvements to the flow and capacity capabilities of the old failing dam, the applicants redesigned a previously existing drainage facility. To make these improvements, the following entitlements have been secured: (1) an amendment to the subdivision's parcel map to allow the adjustment of existing drainage easement boundary (PLN070643) and (2) the physical site improvements for grading (PLN060378).

The proposed residence and caretakers unit are proposed within the buildable area of the parcel configuration that resulted from the drainage easement amendment and is placed at an adequate distance from the drainage facility. No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The proposed single-family dwelling has been sited in the most appropriate location within the parcel's boundary. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations. See Discussion (**Exhibit B**).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

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

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Public Works Department, Environmental Health Division, Water Resources Agency, and Salinas Rural Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

LAND USE ADVISORY COMMITTEE REVIEW:

The project was referred to the Greater Monterey Peninsula (LUAC) on April 15, 2009. The LUAC recommended approval of the project with a 3-0 vote with two members absent. The committee expressed concerns regarding the adequacy of the on-site drainage system based upon their visual analysis of the property. The minutes are attached as Exhibit E of the June 11, 2009 Zoning Administrator Staff Report. The final design for the improved drainage facility was inspected by the Water Resources Agency and Building Inspection Department and determined to be adequate.

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

Elisa Manuguerra

Elisa Manuguerra, Associate Planner
(831) 755-5179, manuguerrae@co.monterey.ca.us
May 6, 2009

cc: Front Counter Copy; Zoning Administrator; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; Elisa Manuguerra, Project Planner; Carol Allen, Senior Secretary; Douglas & LuAnn Meador, Owner; Eric Miller Architects, Agent; Planning File PLN090008; Mr. & Mrs. Shaffi, Neighbors

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval and Mitigation Monitoring and Reporting Program
		2. Site Plan, Floor Plan and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes (LUAC)

This report was reviewed by Luis Osorio, Planning Services Manager



EXHIBIT – A

PROJECT DATA SHEET

EXHIBIT A

Project Information for PLN090008

Project Title: MEADOR J DOUGLAS & LU ANN TRS

Location: 24700 BIT RD MONTEREY

Primary APN: 416-193-013-000

Applicable Plan: Greater Monterey Peninsula Area Plan

Coastal Zone: No

Permit Type: Combined Development Permit

Zoning: RDR/B-6-D-S

Environmental Status: Exempt

Plan Designation: RDR 5-40 AC/UN

Advisory Committee: N/A

Final Action Deadline (884): 7/4/2009

Project Site Data:

Lot Size: 19.116 AC

Coverage Allowed: 25%

Coverage Proposed: 1.14%

Existing Structures (sf): 1700

Height Allowed: 30 FT

Proposed Structures (sf): 9,493 SF

Height Proposed: 29'7"

Total Sq. Ft.: 9,493 SF

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: VI

Biological Report #: N/A

Soils Report #:

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: MODERATE

Geologic Hazard Zone: VI

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: MODERATE

Traffic Report #: N/A

Other Information:

Water Source: PUBLIC SYSTEM

Sewage Disposal (method): SEPTIC

Water Dist/Co: CAL AM

Sewer District Name: N/A

Fire District: SALINAS RURAL FPD

Grading (cubic yds.): 0.0

Tree Removal: N/A

Exhibit A
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EXHIBIT- B

PROJECT DISCUSSION

EXHIBIT B DISCUSSION

Setting

The property is zoned Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district overlays (RDR/B-6-D-S) and is located southwesterly of the intersection of Highway 68 and Boots Road, approximately 10 miles outside the Monterey City limits. The property is surrounded by low-density residential uses. The parcel is dominated by dense stands of mature mixed-oak woodland and constrained by steep slopes at the northern portion. The drainage easement area, located near the intersection of Highway 68 and Bit Road, has been cleared overtime; it is not heavily vegetated.

Figure 1. Portion of Amended Parcel Map

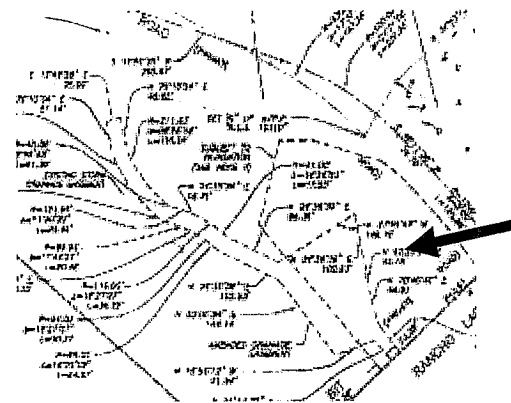
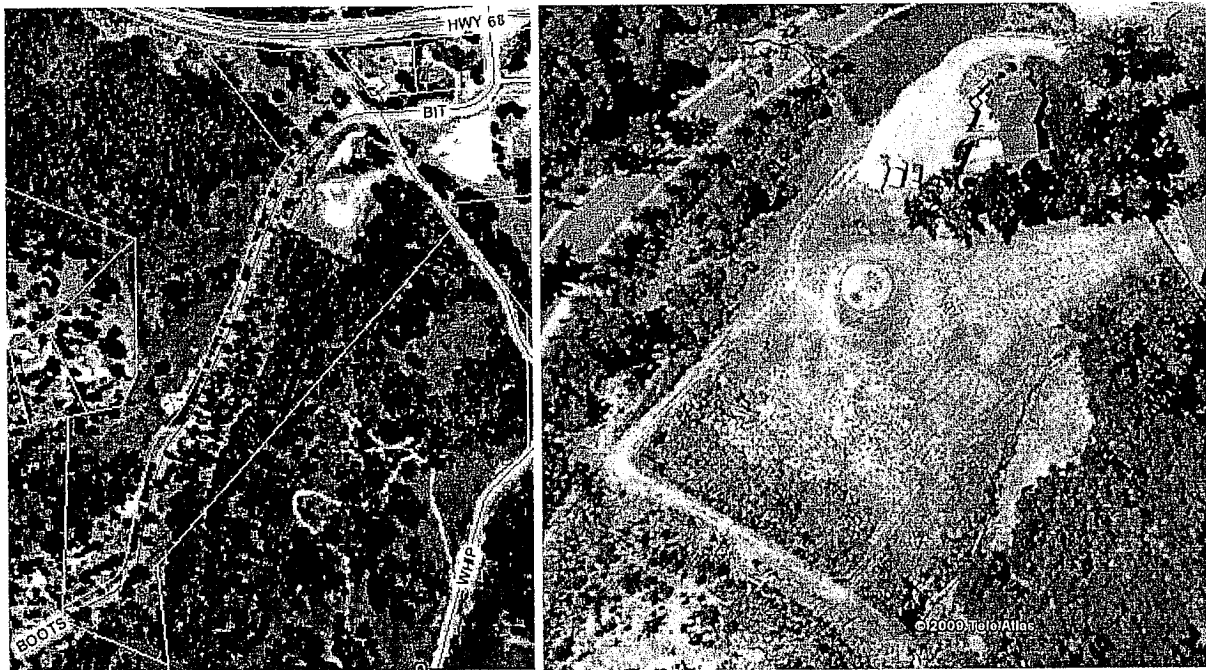


Figure 2. Arial Photos of Subject Parcel



Storm water Pond

The approved amendment of the drainage easement consisted of the abandonment of an existing 145,600 square foot drainage easement boundary and the dedication of a new 25,000 square foot drainage easement boundary. The old 145,600 square foot drainage easement boundary conformed to the old and failing drainage facility which is best described as a dam and as a stormwater detention pond. Within the new storm drain easement, the Applicant constructed a replacement pond designed to limit the 100-year post-development runoff rate to the 2-year pre-development rate. The pond is designed with 9,163 cubic feet of silt storage capacity and 41,852

cubic feet of stormwater storage capacity. This new design exceeds the County's stormwater detention standards for new development.

Environmental Review / California Environmental Quality Act Compliance

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts single family dwellings and small accessory structures such as caretaker units and barns.

Conclusions

The project proposal is consistent with the General Plan and Zoning designations. The materials and color treatments chosen for the residence and improvements blend with the natural landscape and are in keeping with materials and treatment approved for other residences and structures in the area. No unusual circumstances, unresolved issues, or adverse environmental impacts were identified during project review. The project, as described and conditioned, is consistent with all applicable County of Monterey policies and regulations.

EXHIBIT- C

DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL AND
MITIGATION MONITORING AND
REPORTING PROGRAM
2. SITE PLAN, FLOOR PLAN AND
ELEVATIONS

EXHIBIT C
DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

DOUGLAS & LUANN MEADOR (PLN090008)

RESOLUTION NO. 090008

Resolution by the Monterey County Zoning
Administrator:

Approve a Combined Development Permit consisting of: (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and 132 square foot of covered porch.

(PLN090008, DOUGLAS & LUANN MEADOR,
24700 BIT ROAD, MONTEREY, GREATER
MONTEREY PENINSULA AREA PLAN (APN:
416-193-013-000))

The Meador application (PLN090008) came on for public hearing before the Monterey County Zoning Administrator on June 11, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Greater Monterey Peninsula Area Plan,
- Greater Monterey Peninsula Area Plan, Inventory and Analysis,
- Monterey County Zoning Ordinance (Title 21)

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 24700 Bit Road, Monterey (Assessor's Parcel

Number 416-193-013-000), Greater Monterey Peninsula Area Plan. The property is zoned "RDR/B-6-D-S" or Rural Density Residential with Building Site, Design Control, and Site Plan Review zoning district overlays. The project for a single-family dwelling with attached garage, barn and a Caretakers Unit is allowed in this zoning designation in accordance with Section 21.16.030.A and is consistent with the development standards of Section 21.16.060 Monterey County Zoning Ordinance (Title 21). Therefore, the project is an allowed land use for this site.

- c) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21) requires an Administrative Permit for the construction of structures, additions, deposit, or removal of materials. As such, this Combined Development Permit includes an Administrative Permit for the construction of residential structures.
- d) Design Control or "D" zoning requires design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The construction of structures is part of the subject application and therefore a Design Approval application is incorporated into the project description.
- e) Monterey County Code, Section 21.64.230.C requires an Administrative Permit for a Caretakers Unit. See Finding 6.
- f) The project planner conducted a site inspection on July 13, 2006 and January 20, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project involves development within an area identified as visually sensitive by the Greater Monterey Peninsula Area Plan. The LUAC reviewed the application on April 15, 2009 and recommended approval of the project with a 3-0 vote with two members absent. The committee expressed concerns regarding the adequacy of the on-site drainage system based upon a visual analysis. The minutes are attached as Exhibit E of the June 11, 2009 Zoning Administrator Staff Report. The final design of the existing drainage facility was inspected by the Water Resources Agency and Building Inspection Department and determined to be adequate.
- 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 PLN090008.

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) Staff identified potential impacts to Soil/Slope Stability for the previous development on the project site. Technical reports by outside 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 independently reviewed these reports and concurs with their conclusions. The following reports were prepared:
- "Drainage Report for Meador Property, Assessor's Parcel Number 416-193-013-000" (LIB070165) prepared by WWD Corporation, Monterey, CA, dated March 2007.
 - "Drainage Report for Meador Property, Assessor's Parcel Number 416-193-013-000" (LIB080281) prepared by WWD Corporation, Monterey, CA, dated May 15, 2006.

The subject application is consistent with these reports.

- c) The site is located within a V or "moderate" landslide and erosion susceptibility zone and within a VI or "very high" seismic hazard zone. Condition No. 7 has been incorporated requiring that geotechnical certification be submitted to the Director of the RMA - Planning Department for review and approval prior to final building inspection.
- d) Staff conducted a site inspection on July 13, 2006 and January 20, 2009 to verify that the site is suitable for this use.
- 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 PLN090008.

3. 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) The project was reviewed by the Salinas Rural Fire Protection District, Public Works Department, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
- b) Necessary public facilities are available. An onsite septic disposal system is proposed to be installed for the single family dwelling and caretakers unit. Water service will be provided by the Monterey Peninsula Water Management District.
- c) Preceding findings and supporting evidence for PLN090008. See Findings 1 and 2.

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.

- 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.
- b) Staff conducted a site inspection on July 13, 2006 and January 20, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090008

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts single family dwellings and small accessory structures such as caretaker units and barns.
- b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 13, 2006 and January 20, 2009.
- c) See preceding and following findings and supporting evidence.

6. **FINDING:** **CARETAKER UNIT** - The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:** a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (Finding 3)
- b) All zoning violation abatement costs, if any, have been paid. (Finding 4)
- c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The project for a caretaker unit is a use allowed subject securing an Administrative Permit in accordance with the RDR zoning district, Section 21.16.040.C, and is consistent with the development standards of Section 21.16.060 and the regulations for caretaker units as provided at Section 21.64.040.
- d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

The application consists of the installation of a septic disposal system to serve the proposed structures on-site which is required to be installed and inspected by the Environmental Health Division.

- e) That the proposed caretaker unit will not adversely impact traffic conditions in the area.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090008.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

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

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

Approve a Combined Development Permit consisting of: (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and 132 square foot of covered porch. The project is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11 day of June, 2009.

MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 090008 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Douglas & LuAnn Meador
 File No: PLN090008 APNs: 416-193-013-000
 Approved by: Zoning Administrator Date: June 11, 2009

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

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)
RMA - Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090008) allows (1) (1) an Administrative Permit for development within a Site Plan Review or "S" Zoning District for the demolition of an existing 1,700 square foot single family dwelling and the construction of a one-story 4,231 square foot single family dwelling with attached 1,439 square feet three car garage and a 600 square foot barn with 156 square foot loft; (2) an Administrative Permit for the construction of a one story 600 square foot caretaker's unit with an attached 580 square foot garage and 132 square foot of covered porch. The project is located at 24700 Bit Road, Monterey (Assessor's Parcel Number 416-193-013-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning)	Adhere to conditions and uses specified in the permit. 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.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

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)
		Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 090008) was approved by the Zoning Administrator for Assessor's Parcel Number 416-193-013-000 on June 11, 2009. The permit was granted subject to 26 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA-Planning	Prior to the issuance of grading and building permits or commence -ment of use.	
3.		PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on June 11, 2013. (RMA-Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be	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	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)
		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)	to develop proper mitigation measures required for the discovery.			
5.		PD004 - INDEMNIFICATION AGREEMENT 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)	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, whichever occurs first and as applicable	

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)
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
7.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	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. 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	Prior to the issuance of grading and building permits 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	
8.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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)
		shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval. Submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit an approved water permit from the MPWMD to the RMA - Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	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	

Exhibit C
Page 11 of 30 Pages

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)
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
9.		PD014(B) – LIGHTING – EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT) 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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to the issuance of building permits. Prior to Occupancy / Ongoing	
10.		PD018 A – DEED RESTRICTION – CARETAKER UNIT (INLAND) The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: - Only one caretaker unit per lot shall be allowed. - The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. - The minimum lot size for establishment of a caretaker	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits Prior to occupancy or commencement of	

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)
		unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. (RMA – Planning Department)			use	
11.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/Applicant	Ongoing	
12.		PD038 - WATER TANK APPROVAL The water tank shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning Department, prior to the	Submit proposed color of water tank and landscaping plans to the RMA - Planning Department for review and approval.	Owner/Applicant	Prior to the issuance of grading or building permits	

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)
		issuance of building permits. (RMA – Planning Department)	Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department. All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Prior to the final inspection or occupancy.	
13.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to 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)	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 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	Prior to the issuance of grading or building permits	
14.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	

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)
		the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)	Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	
RMA – Public Works Department						
15.		PWSP001 - TAMC FEES – NON-STANDARD Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the applicable fee schedule. (Public Works)				
Health Department Environmental Health Division						
16.		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

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)
Monterey County Water Resources Agency						
17.		WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/Applicant/Engineer	Prior to issuance of any grading or building permits	
18.		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	
19.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of any	

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)
		property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)			building permits	
Fire Agency Salinas Rural Fire Protection District						
20.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is	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.	

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)
		used, the top of the "T" shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)				
21.		FIRE008 - GATES 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. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	
22.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of building permit. Prior to final building inspection	

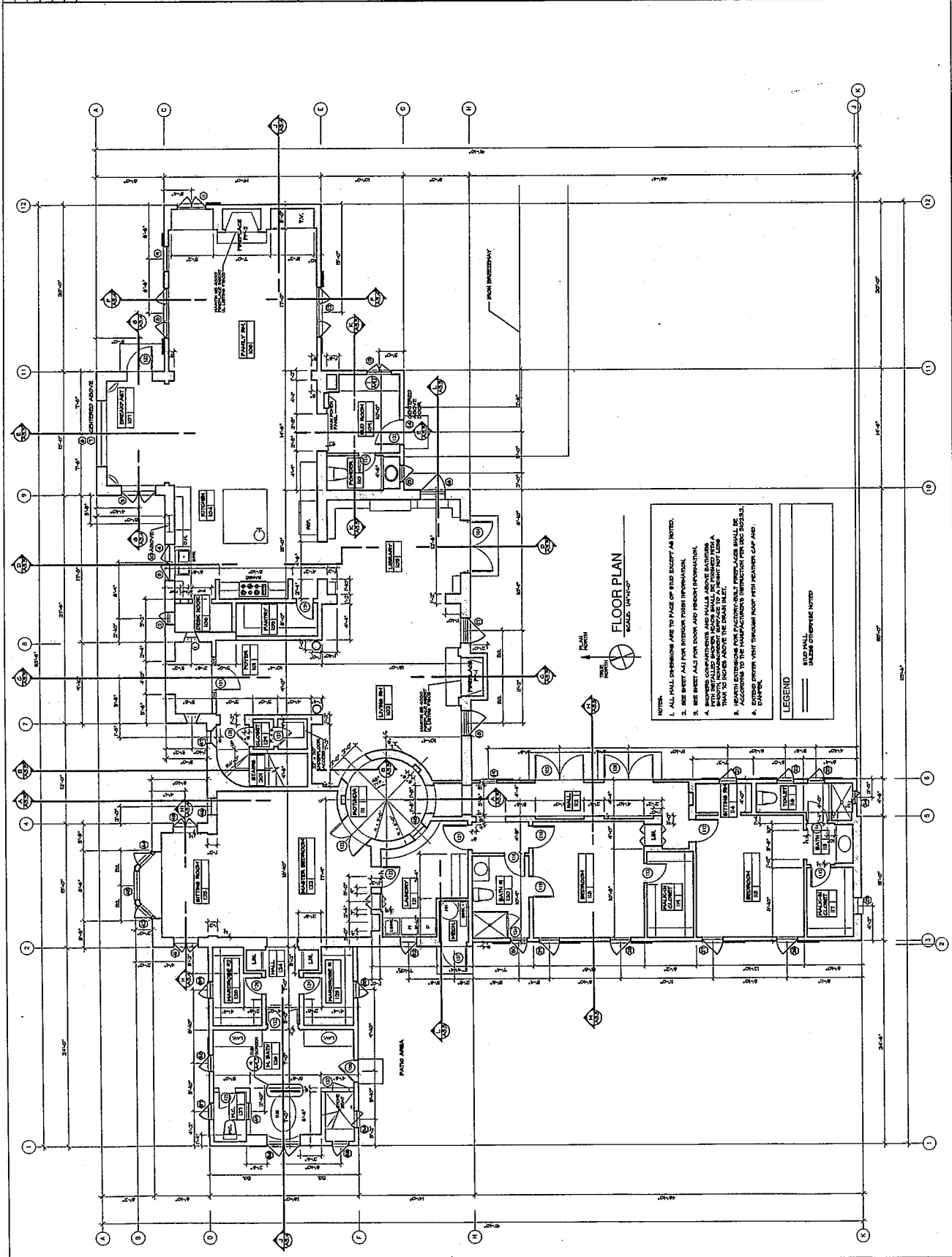
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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. (Salinas Rural Fire Protection District)				
23.		FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
24.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
25.		FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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)
		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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Salinas Rural Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
26.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Salinas Rural Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

Exhibit C -2

Site Plan, Floor Plan and Elevations



A2.2

DATE:	12/1/08
SCALE:	1/4" = 1'-0"
QUANTITY:	CAD
DATE:	08/28

ATTIC FLOOR PLAN

ERIC MILLER ARCHITECTS, INC. 157 GRAND AVE. #106 PACIFIC GROVE, CA 93950
PHONE (831) 272-0410 • FAX (831) 272-7810 • WEB: WWW.ERICMILLERARCH.COM

CONSULTING

A3.1

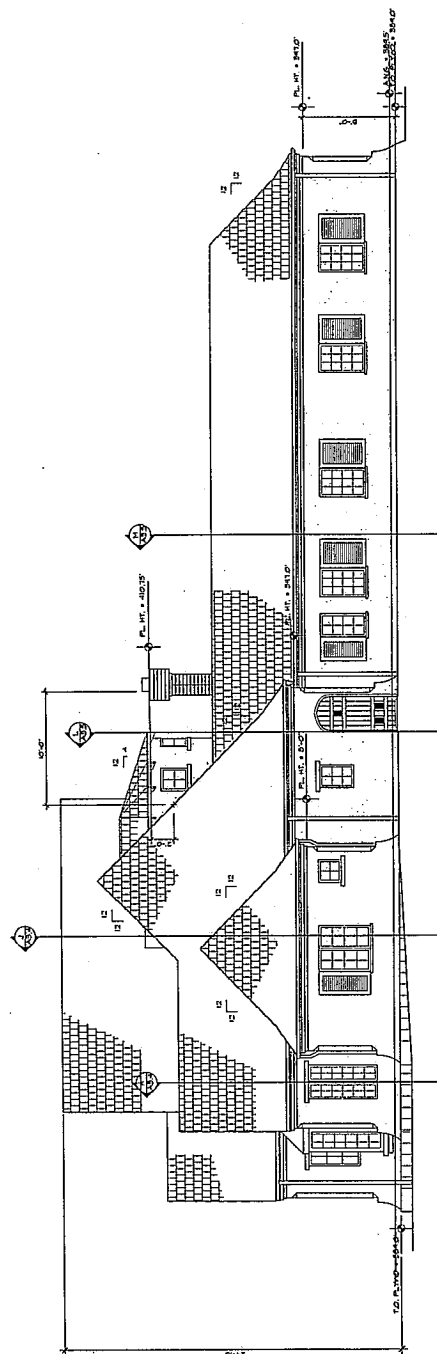
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 SCALE: 1/4" = 1'-0"
 DRAWN: JAC
 CHECKED: JAC

MEADOW RESIDENCE
 24700 BIT ROAD
 MONTEREY, CA 93940
 416-149-013

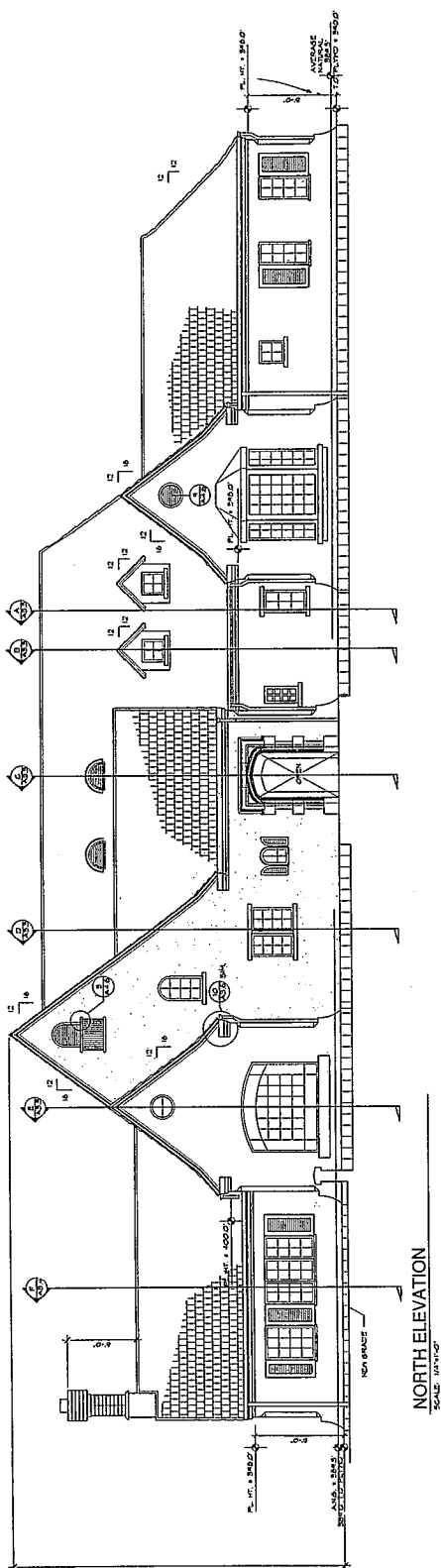
ARCHITECT
 ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE
 PACIFIC GROVE, CA 93950
 PHONE (831) 272-0410 • FAX (831) 272-3440 • WWW.ERICMILLERARCHITECTS.COM

CONSULTANT:

NO.	REVISION



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

CU-A2.1

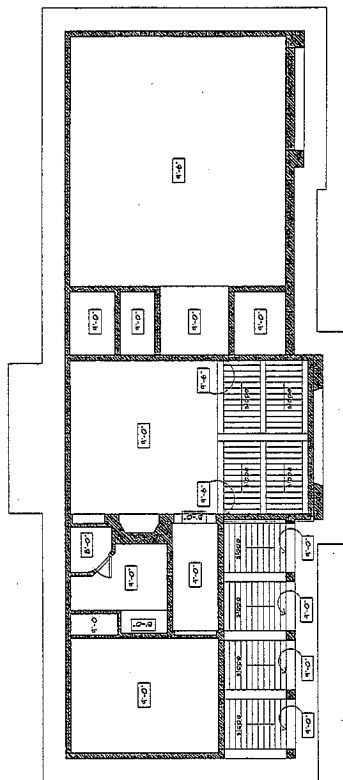
DATE: 02/05/09
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: 02-25

PROJECT: 416-143-013
 2400 BIT ROAD
 MONTEREY, CA 93940
 MASON RESIDENCE
 FLOOR PLAN & REFLECTED CEILING PLAN

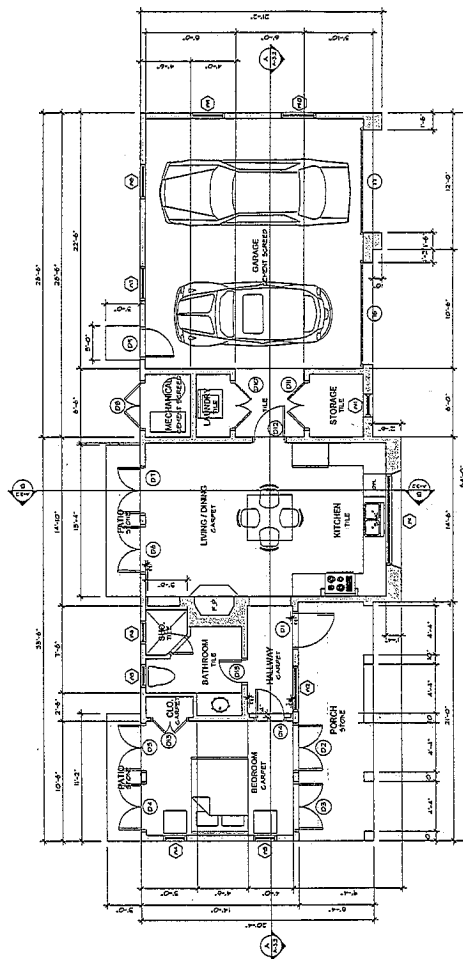
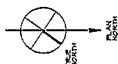
ARCHITECT: ERIC MILLER ARCHITECTS, INC.
 151 GRAND AVENUE
 PACIFIC GROVE, CA 93950
 PHONE: (805) 322-0410 • FAX: (805) 375-7446 • WEB: www.ericmiller.com

CONSULTANT:

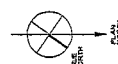
REVISION	NO.

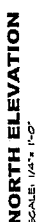


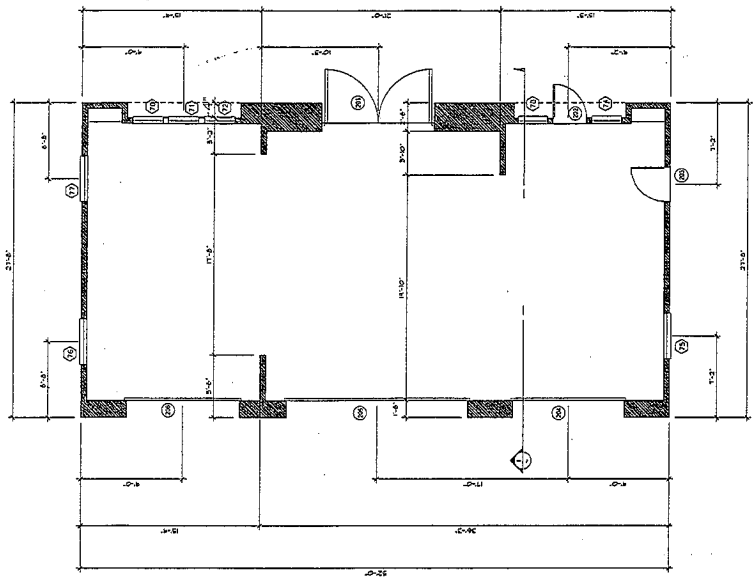
REFLECTED CEILING PLAN



FLOOR PLAN



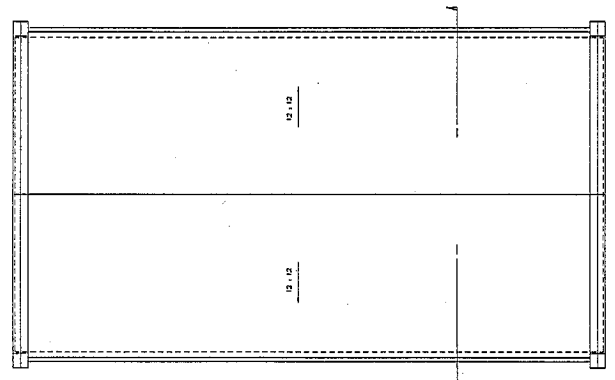




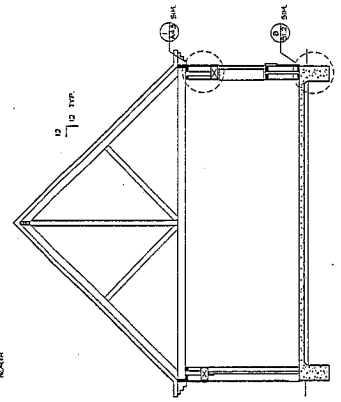
FLOOR PLAN
SCALE: 1/4" = 1'-0"



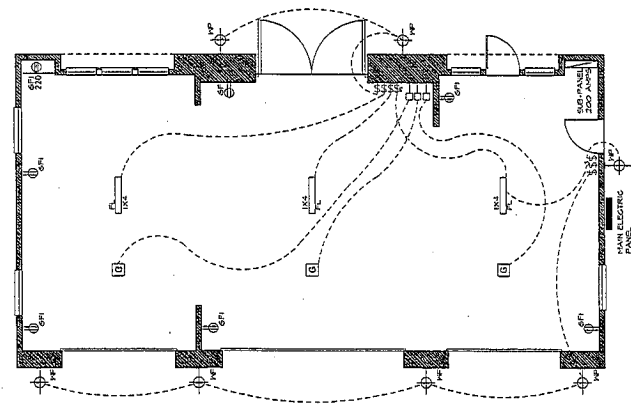
NOTE:
1. 2x6 TYPE 2 GYPKUM BOARD ON ALL WALLS AND CEILING OF THE GARAGE.



ROOF PLAN
SCALE: 1/4" = 1'-0"

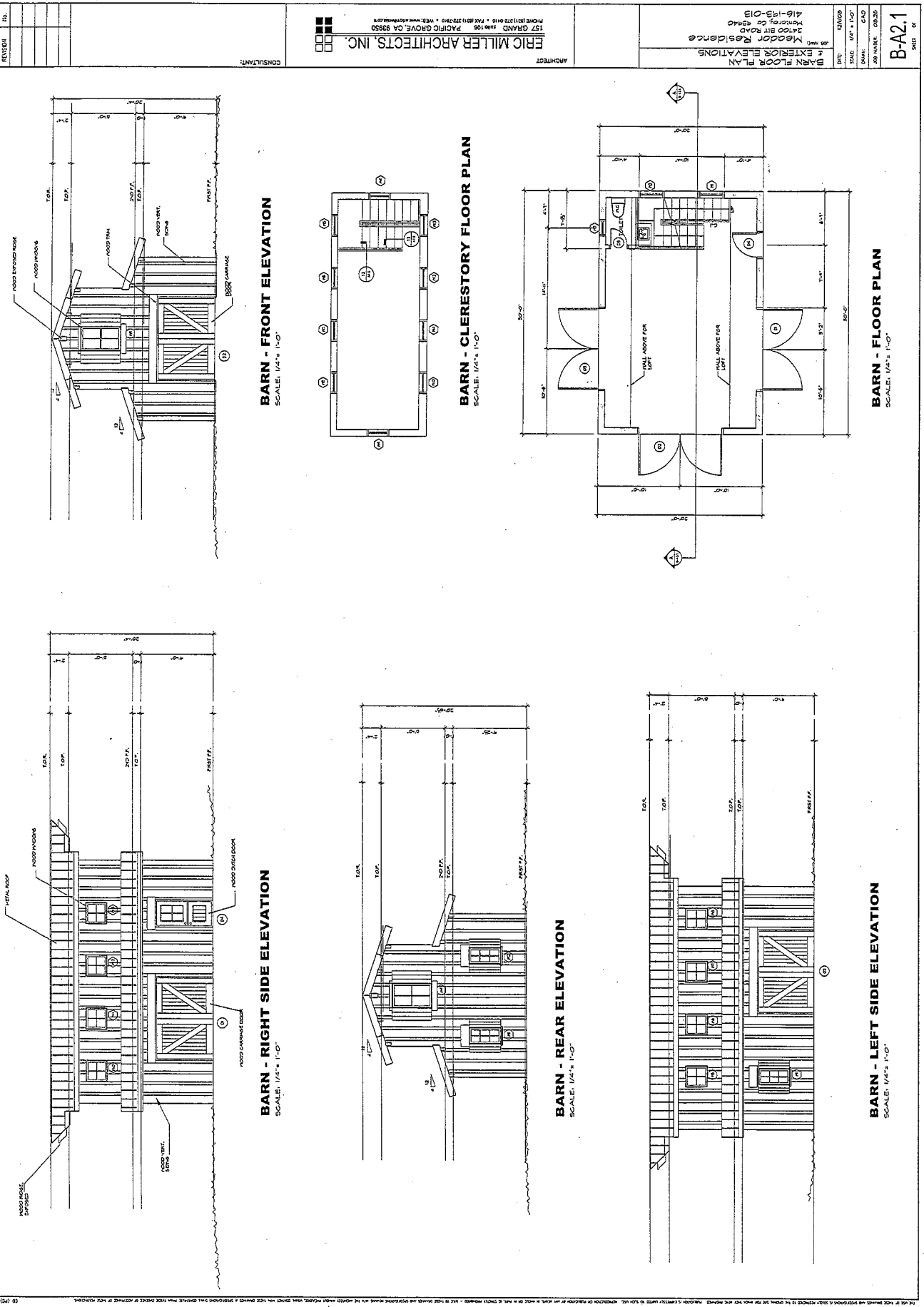


SECTION 1
SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"





157 GRAND AVENUE, PACIFIC GROVE, CA 93950
PHONE (805) 735-0410 • FAX (805) 735-0410 • WWW.ERICMILLERARCHITECTS.COM

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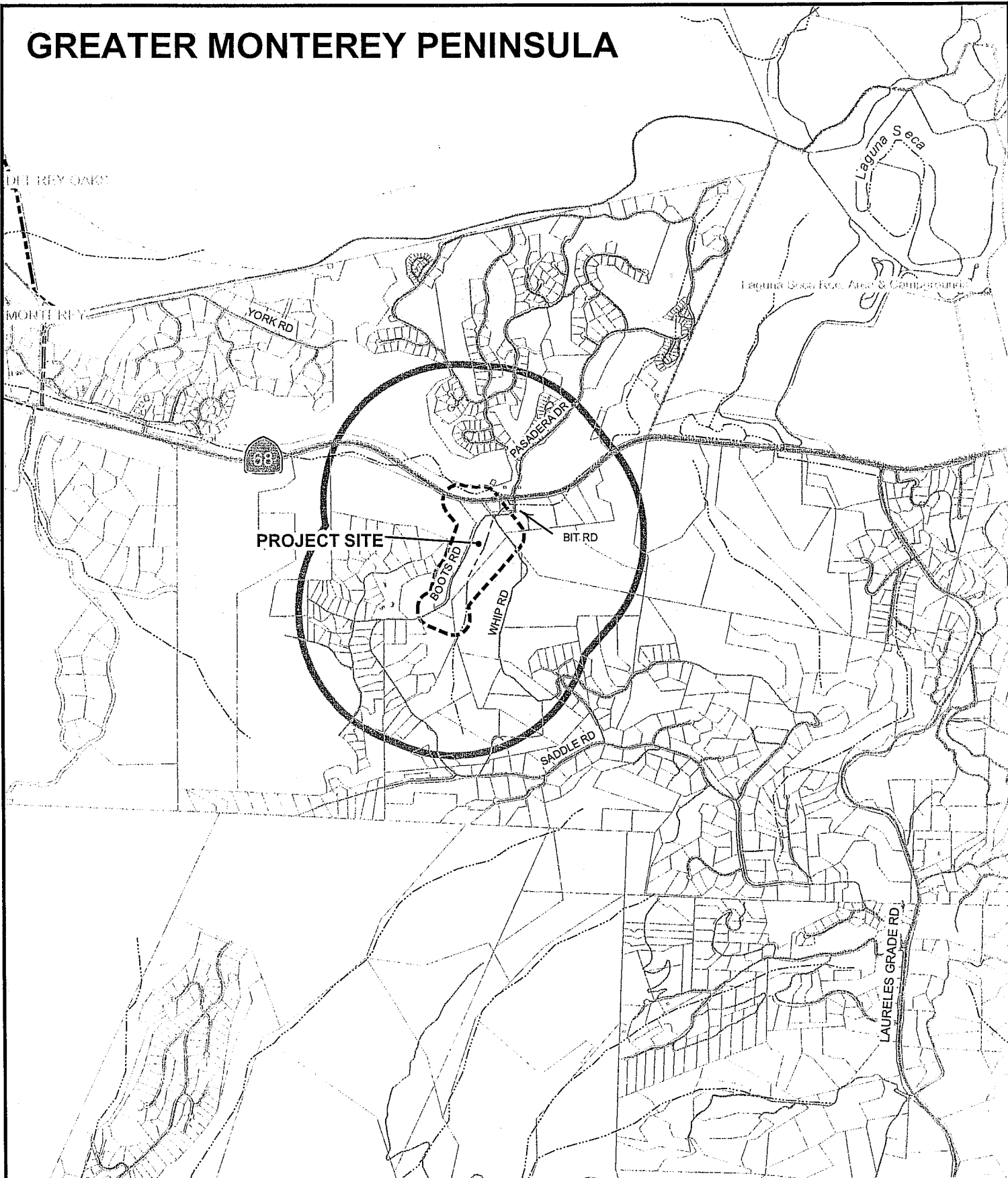
157 GRAND AVENUE, PACIFIC GROVE, CA 93950
PHONE (805) 735-0410 • FAX (805) 735-0410 • WWW.ERICMILLERARCHITECTS.COM

QUARTER SCALE

EXHIBIT- D

VICINITY MAP

GREATER MONTEREY PENINSULA



APPLICANT: MEADOR

APN: 416-193-013-000

FILE # PLN090008



300' Limit



2500' Limit



City Limits



Exhibit 1

EXHIBIT- E

ADVISORY
COMMITTEE MINUTES
(LUAC)

MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Monday, April 15, 2009

1. **Site Visit** 2:00pm DA080434 MIGUEL 25401 QUAIL SUMMIT MONTEREY

Attendees Smith, DeHoff, Jacobs

Site Visit 2:30pm approx. PLN09000 MEADOR 24700 BIT RD MONTEREY

Attendees Smith, DeHoff, Jacobs

Site Visit 3:00pm approx. PLN090017 HOLBROOK 704 TESORO RD MONTEREY

Attendees Smith, De Jacobs

2. **Meeting called to order** by Smith at 4:04 am/pm

3. **Roll Call**

Members Present: Smith, DeHoff, Jacobs

Members Absent: Church, Rierson

4. **Approval of Minutes**

A. March 18, 2009 minutes

Motion: DeHoff (LUAC Member's Name)

Second: Jacobs (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: 2

Abstain: 0

5. **Public Comment:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

6. **Scheduled Item(s)** – *please refer to the Project Referral Sheets which follow for each separate file.*

7. **Other Items**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements, if any - *next meeting date*

8. Meeting Adjourned: 5:12 am/pm

Minutes taken by: Ron DeHoff

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by **April 15, 2009**

Project Name: MEADOR J DOUGLAS & LU ANN TRS

File Number: PLN090008

File Type: AP

Project Planner: MANUGUERRA

Project Location: 24700 BIT RD MONTEREY

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DESIGNATION FOR THE DEMOLITION OF AND EXISTING 1,700 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A ONE-STORY 4,231 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 1,439 SQUARE FEET THREE CAR GARAGE AND A 600 SQUARE FOOT BARN WITH 156 SQUARE FOOT LOFT; (2) A USE PERMIT FOR THE CONSTRUCTION OF A ONE STORY 600 SQUARE FOOT CARETAKER'S UNIT WITH AN ATTACHED 580 SQUARE FOOT GARAGE AND 132 SQUARE FOOT OF COVERED PORCH. THE PROJECT IS LOCATED AT 24700 BIT ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-193-013-000), GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>None</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Final map of easement (drainage) not available		Need to review new map
Concern that drainage is not adequate based on visual inspection -		Advised homeowner of concern - maintain clearance to culvert entrance -
		Secure wire mesh on culvert with metal fasteners, not plastic

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Jacobs (LUAC Member's Name)

Second by Debloff (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 2

ABSTAIN: 0

