

## MONTEREY COUNTY ZONING ADMISTRATOR

<b>Meeting:</b> February 11, 2010		<b>Time:</b> 3:30 P.M	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Administrative Permit and Design Approval to allow the construction of a 2,913 square foot first floor addition and remodel to an existing 1,737 square foot one-story single family dwelling.			
<b>Project Location:</b> 24735 Summit Field Road, Carmel		<b>APN:</b> 015-461-004-000	
<b>Planning File Number:</b> PLN090269		<b>Owner:</b> Arine Kingshaven <b>Agent:</b> Roger Cornejo	
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan		<b>Flagged and staked:</b> Yes	
<b>Zoning Designation:</b> : “MDR/B-6-D-S” [Medium Density Residential, with Design Control, and Site Plan Review Overlays]			
<b>CEQA Action:</b> Categorically Exempt per Section 15301(e)			
<b>Department:</b> RMA - Planning Department			

### RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Exempt the project from CEQA per Section 15301
- 2) Approve PLN090269, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

### PROJECT OVERVIEW:

The subject property is a developed parcel located at 24735 Summit Field Road. The parcel is zoned "MDR/B-6-D-S" or Medium Density Residential, with Design Control, and Site Plan Review Overlays. The proposed project consists of a 2,913 square foot addition and remodel of an existing 1,737 square foot single family dwelling. The addition and remodel would consist of a new front entry, new patio, new office, new kitchen, two new bathrooms, new great room, and four new bedrooms.


The project as currently proposed has been redesigned from the original project submittal. The neighbors and Home Owners Association voiced concerns regarding project design at the September 16<sup>th</sup> Land Use Advisory Committee. The owners subsequently redesigned the project to eliminate a second story addition. The project was reviewed a second time by the LUAC on November 18<sup>th</sup> 2009. The LUAC did not have a quorum and thus did not make a recommendation. The applicant, in response to comments made at the November hearing, and at the Project Planners request submitted a landscaping plan to screen and buffer the proposed addition in an effort to afford the neighbors with greater privacy.

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

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

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Water Resources, Cypress Fire Protection District have been incorporated into the Condition Compliance attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) for review. The project was continued by the LUAC on September 16<sup>th</sup> 2009. The project was redesigned and considered by the LUAC on November 18<sup>th</sup> 2009. The LUAC did not have a quorum and thus did not make a recommendation. At the November 18<sup>th</sup> LUAC comments were received from the public and LUAC members. The project was not rescheduled for a final recommendation.

Note: The decision on this project is appealable to the Planning Commission  
/S/ Eric Snider 

Eric Snider, Assistant Planner  
(831) 784-5737, SniderE@co.monterey.ca.us  
January 15, 2010

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline Onciano, Planning Services Manager; Eric Snider, Project Planner; Carol Allen, Senior Secretary; Arine Kingshaven, Owner; Roger Cornejo, Agent; Planning File PLN090269

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

This report was reviewed by Jacqueline K.  Onciano, Planning Services Manager

# EXHIBIT A

## PROJECT DATA SHEET

<p align="center"><b>Exhibit A</b> <b>Project Information for PLN090269</b></p>
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<b>Project Title:</b> Kingshaven	<b>Primary APN:</b> 015-461-004-000
<b>Location:</b> 24735 Summit Field RD Carmel	<b>Coastal Zone:</b> NO
<b>Applicable Plan:</b> GREATER MONTEREY PENINSULA AREA PLAN	<b>Zoning:</b> MDR/B-6-D-S
<b>Permit Type:</b> Administrative Permit	<b>Plan Designation:</b> Greater Monterey
<b>Environmental Status:</b> Exempt	<b>Final Action Deadline:</b> 12/1/2009
<b>Advisory Committee:</b> Greater Monterey Peninsula	

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**Project Site Data:**

<b>Lot Size:</b> 15,704 SQ FT	<b>Coverage Allowed:</b> 35%
<b>Existing Structures (sf):</b> 2,367 SQ FT	<b>Coverage Proposed:</b> 33.6%
<b>Proposed Structures (sf):</b> 2,913 SQ FT	<b>Height Allowed:</b> 30 FT
<b>Total Square Feet:</b> 4,650	<b>Height Proposed:</b>
	<b>FAR Allowed:</b> 35%
	<b>FAR Proposed:</b> 33.6%

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**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> NA	<b>Erosion Hazard Zone:</b> NA
<b>Botanical Report #:</b> NA	<b>Soils/Geo. Report #:</b> NA
<b>Forest Mgt. Report #:</b> NA	<b>Geologic Hazard Zone:</b> NA
	<b>Geologic Report #:</b> NA
<b>Archaeological Sensitivity Zone:</b> MODERATE	<b>Traffic Report #:</b> NA
<b>Archaeological Report #:</b> NA	
<b>Fire Hazard Zone:</b> Very high	

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**Other Information:**

<b>Water Source:</b> CALAM	<b>Sewage Disposal (method):</b> PUBLIC
<b>Water District/Company:</b> MPWMD	<b>Sewer District Name:</b> Carmel Area Wastewater District
<b>Fire District:</b> CYPRESS	<b>Grading (cubic yds):</b> NA
<b>Tree Removal (Count/Type):</b> NA	

## EXHIBIT B

### DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL
2. SITE PLAN, FLOOR PLAN AND  
ELEVATIONS

**EXHIBIT B**  
**DRAFT RESOLUTION**

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

In the matter of the application of:

**ARINE KINGSHAVEN (PLN090269)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Categorically Exempt per Section 15301
- 2) Approving an Administrative Permit and Design Approval to allow the construction of a 2,913 square foot first floor addition and remodel to an existing 1,737 square foot one-story single family dwelling.

(PLN090269, Arine Kingshaven, 24735 Summit Field Road, Carmel, Greater Monterey Peninsula Area Plan APN: 015-461-004-000)

**The Kingshaven application (PLN090269) came on for public hearing before the Monterey County Zoning Administrator on February 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 24735 Summit Field Road, Carmel (Assessor's Parcel Number 015-461-004-000, Greater Monterey Peninsula Area Plan. The parcel is zoned "MDR/B-6-D-S" [Medium Density Residential, with Design Control, and Site Plan Review Overlays], which allows structural additions with an Administrative Permit and Design Review. Therefore, the project is an allowed land use for this site.  
c) The construction of a 2,913 square foot first floor addition and interior remodel to an existing 1,737 square foot one-story single family

dwelling requires an Administrative Permit and Design Review for development in a Site Plan Review District, and a Design Review District.

- d) The project planner conducted a site inspection on November 18, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) 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 a Design Review which is subject to review by the Zoning Administrator. The project was continued by the LUAC on September 16<sup>th</sup> 2009. The project was redesigned and considered by the LUAC on November 18<sup>th</sup> 2009. The LUAC did not have a quorum and thus did not make a recommendation. At the November 18<sup>th</sup> LUAC comments were received from the public and LUAC members. The project was not rescheduled for a final recommendation.
- f) 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 PLN090269.

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, Cypress Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff conducted a site inspection on November 18, 2009 to verify that the site is suitable for this use.
  - c) 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 PLN090269.

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 Cypress Fire Protection District; Public Works Department; Environmental Health Division; 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.

- b) Necessary public facilities are provided by California American Water, and the project utilizes a public sewer system.
  - c) Preceding findings and supporting evidence for PLN090269.
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 records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on November 18, 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) 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 PLN090269.
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 15301(e) categorically exempts additions to existing structures.
- b) Section 15301(e), categorically exempts additions to existing structures over 2,500 square feet, if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 18, 2009.
  - d) See preceding and following findings and supporting evidence.
6.     **FINDING:**     **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040 Monterey County Zoning Ordinance Planning Commission.



## DECISION

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

- A. Exempt from CEQA per Section 15301;
- B. Approve an Administrative Permit and Design Approval to allow the construction of a 2,913 square foot first floor addition and interior remodel to an existing 1,737 square foot one-story single family dwelling, 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<sup>th</sup> day of February, 2010

\_\_\_\_\_  
Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE

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 3 years after the above date of granting thereof unless construction or use is started within this period.

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

Project Name: Kingshaven

File No: PLN090269

APNs: 015-461-004-000

Approved by: Zoning Administrator

Date: February 11, 2010

*\*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)
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Administrative Permit (PLN090269) allows an Administrative Permit and Design Approval to allow the construction of a 2,913 square foot first floor addition and interior remodel to an existing 1,737 square foot one-story single family dwelling. The property is located, 24735 Summit Field Road, Carmel, APN: 015-461-004-000 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. <b>(RMA-Planning Department)</b>	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.  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.	Owner/ Applicant  RMA - Planning  WRA  RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution [REDACTED]) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 015-461-004-000 on <b>February 11, 2010</b> . The permit was granted subject to <b>11</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." ( <b>RMA-Planning Department</b> )	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 commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on February 11, 2013 unless use of the property or actual construction has begun within this period. ( <b>RMA – Planning Department</b> )	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	

<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>
4.		<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 and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parcel map, whichever occurs first and as applicable	
Monterey County Water Resources Agency						

<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>
5.		<b>WR1 - DRAINAGE PLAN</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b>	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	
6.		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
7.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any 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)
<p align="center"><b>Fire Agency (Cypress Fire Protection District)</b></p>						
8.		<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>Responsible Land Use Department: Cypress Fire 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	

<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>
9.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Manage combustible vegetation within a minimum of 50 feet of structures (or to the property line). 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. <b>Responsible Land Use Department: Cypress Fire District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
10.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>Responsible Land Use Department: Cypress Fire District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

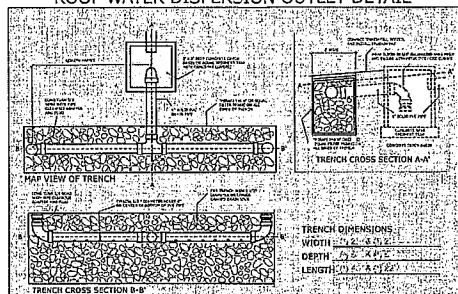
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>Responsible Land Use Department: Cypress Fire District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

**END OF CONDITIONS**

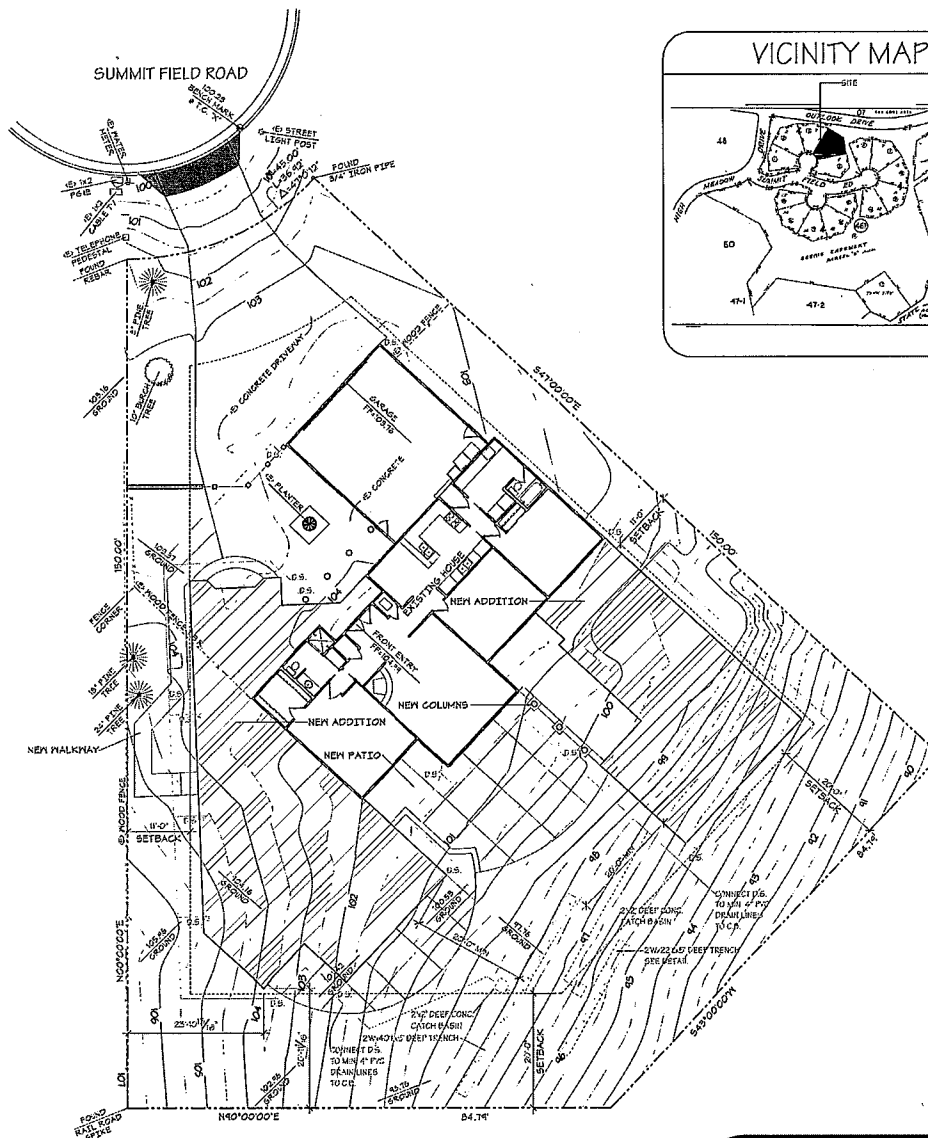
Rev. 11/21//2009



# ROOF WATER DISPERSION OUTLET DETAIL



ROOF WATER DISPERSION CALC.  
 6,672 S.F. ROOF AREA  
 107 C.F. 432 P.O.T. @ 10.00 S.F.  
 6,672 S.F. ROOF AREA  
 620 C.F. PROVIDED

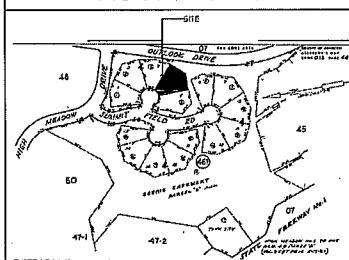


## SITE PLAN

### AREAS PROJECT DATA

(E) HOUSE:	15,734 S.F.	LOT SIZE:	15,734 S.F.
(E) GARAGE:	650 S.F.	LOT COVERAGE (TOTAL):	33.6%
ADDITION:	2,713 S.F.	CRACKING:	95 C.Y. CUT
TOTAL AREA:	19,097 S.F.	TREE REMOVAL:	NONE

## VICINITY MAP



## SHEET INDEX

SITE PLAN	A-1
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ARCHITECTURAL DETAILS	A-7
STRUCTURAL DETAILS	A-8
EXTERIOR DETAILS	B-1
FOUNDATION PLAN	B-2
ROOF FRAMING PLAN	B-3
STRUCTURAL DETAILS	B-4
STRUCTURAL DETAILS	B-5
ELECTRICAL PLAN	E-1
ELECTRICAL DETAILS	E-2
TITLE 24	T-1

## AREAS & STATISTICS

LOT AREA: 15,734 S.F.  
 NEW ADDITION: 2,713 S.F.  
 ADDED: NEW ENTRY, KITCHEN, DINING, GREAT ROOM, BATH, OFFICE, TWO BEDROOMS, MASTER SUITE WITH FULL BATHROOM, SEVERAL EXISTING WALKWAYS TO NEW BEDROOM.

EXISTING HOUSE: 15,734 S.F.  
 EXISTING GARAGE (UNCONFINED): 650 S.F.  
 ADDITION: 2,713 S.F.  
 TOTAL AREA: 4,620 S.F.

CONSTRUCTION TYPE: V-B  
 OCCUPANCY GROUP: R-3 (R)  
 WINDSPEED: ONE  
 FIRE RESISTANCE: NONE  
 EGRESS METHODS: 2007 STANDARDS  
 CODES: 2007 C.E.C., 2007 C.M.F., 2007 C.P.C., 2007 C.E.C., 2007 C.E.C., 2007 C.E.C.

## GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS, NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD L. RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK.
- ALL LUMBER SHALL BE DOUGLASS FIR #2 OR BETTER.
- ALL IRON SHALL BE PER U.B.C., CHAPTER 25.
- ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO MONTEREY COUNTY BUILDING INSPECTION DEPARTMENT.
- ALL GUTTERS SHALL BE INSTALLED PER U.B.C., CHAPTER 25.
- ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
- POST ADDRESS (FLOOR TO CONSTRUCTION) (OF NUMERALS, 3" STROKE, ON CONTRASTING BACKGROUND) TO BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL.
- A GEOTECHNICAL SOIL INVESTIGATION REPORT OF THE JOBSITE MAY BE REQUIRED, DURING FOUNDATION INSPECTION, IF SOIL FOUND TO BE POOR TO LOOSELY.
- TOILETS SHALL BE LOW FLOW TOILETS (1.6 GALLONS/FLUSH), SHOWERHEADS (2.5 GPM), AND FAUCETS (2.2 GPM).

## OWNER

ASKE & GRETHA KINGSHAVEN  
 P.O. BOX 22249  
 CARMEL, CA 93929  
 PH: 831-952-5522



EDWARD L. RINEHART  
 A.I.A. ARCHITECT

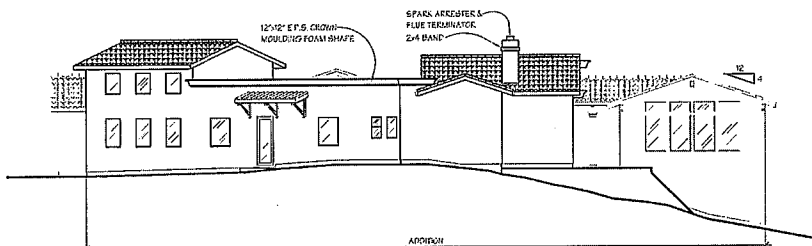
ADDITION FOR:  
**KINGSHAVEN FAMILY**  
 24735 SUMMIT FIELD ROAD  
 CARMEL - CALIFORNIA 93923

SHEET NO.  
**A-1**  
 OF 5 SHEETS

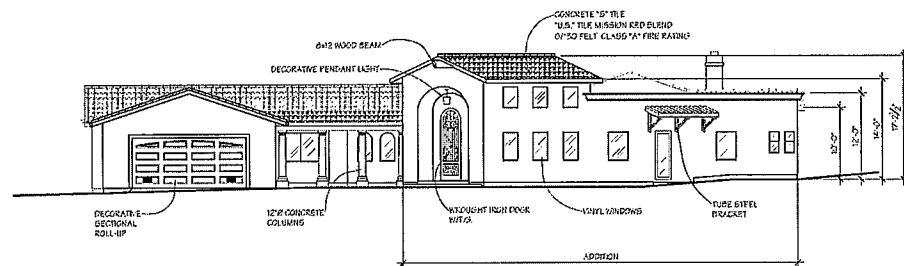
107 CHURCH STREET - SALINAS - CALIFORNIA 93901  
 Phone: (831) 422-1046 Fax: (831) 422-1952  
 e-mail: edrinehart@aol.net

REVISIONS: 1  
 2  
 3  
 BY: E.L.R.  
 DATE ISSUED: 12-23-09

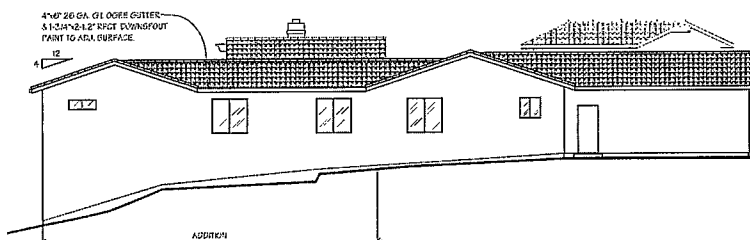
0904



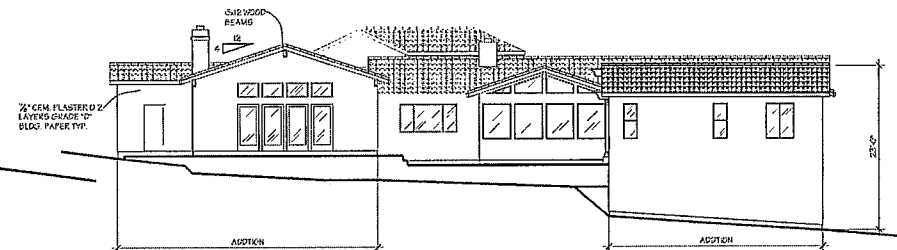
RIGHT  
1/2" = 1'-0"



FRONT  
1/2" = 1'-0"



LEFT  
1/2" = 1'-0"



REAR  
1/2" = 1'-0"



EDWARD L. RINEHART  
A.I.A. ARCHITECT

ADDITION FOR:  
**KINGSHAVEN FAMILY**  
24735 SUMMIT FIELD ROAD  
CARMEL - CALIFORNIA 93923

SHEET NO.  
**A-2**  
OF 2 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901  
Phone: (831) 422-1046 Fax: (831) 422-1952  
e-mail: edrinehart@aol.net

REVISIONS: 1  
2  
3

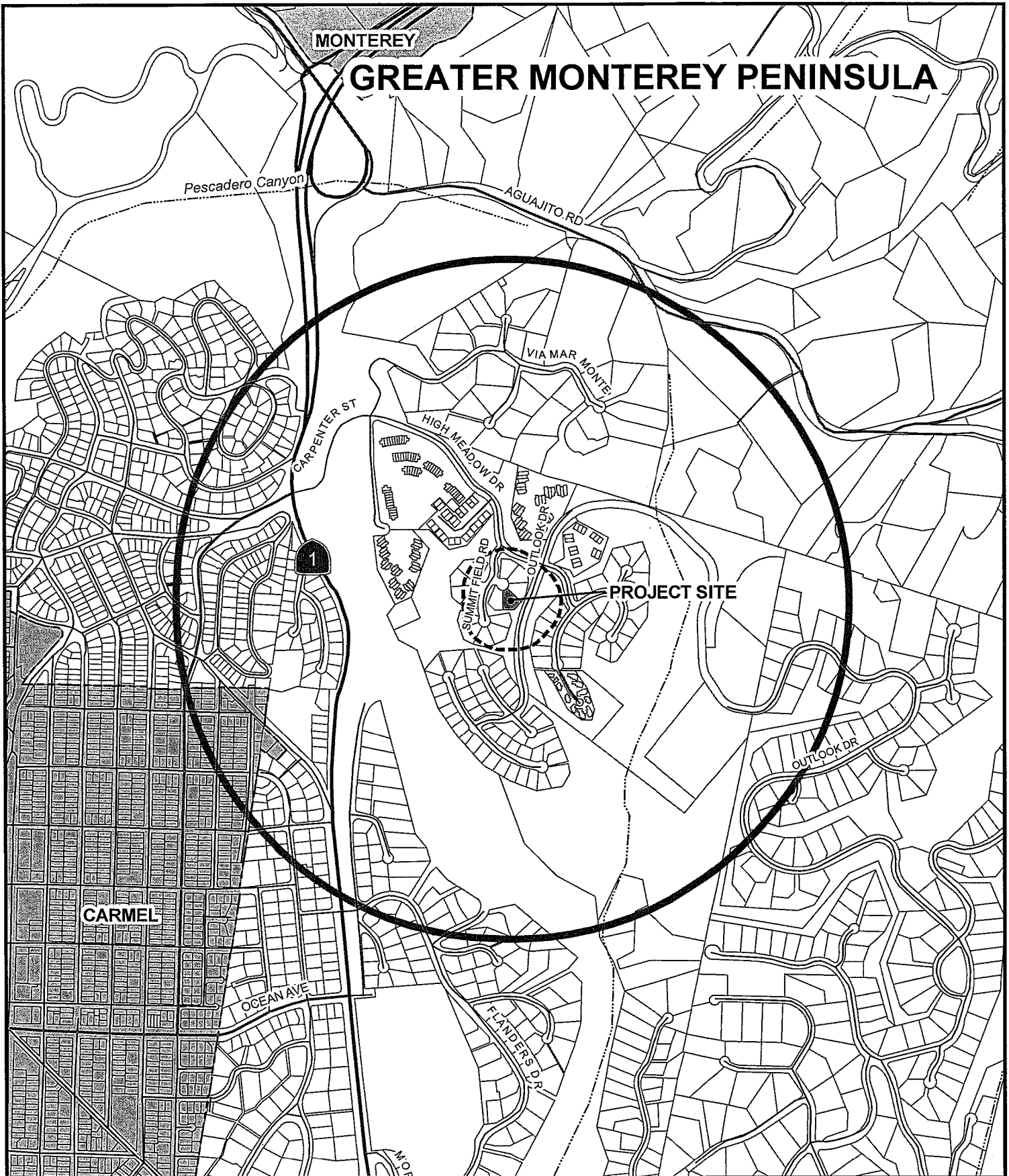
BY: E.L.R.  
DATE ISSUED: 12-23-03

**0904**

0904

# EXHIBIT C

## VICINITY MAP



APPLICANT: KINGSHAVEN

APN: 015-461-004-000

FILE # PLN090269



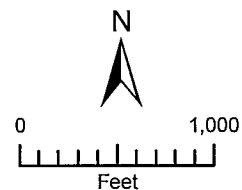
300' Limit



2500' Limit



City Limits



PLANNER: SNIDER

# EXHIBIT D

## ADVISORY COMMITTEE MINUTES (LUAC)

**MINUTES**  
**Greater Monterey Peninsula Land Use Advisory Committee**  
**Wednesday, November 18, 2009**

1. Site visit at 3:00 PM (PLN090269) 24735 SUMMIT FIELD RD CARMEL

ATTENDEES: DeHoff/Berry

2. Meeting called to order by \_\_\_\_\_ at \_\_\_\_\_ pm

3. Roll Call *There was no quorum. However, since there was a large group, people's comments were noted.*

Members Present: \_\_\_\_\_

Members Absent: Church, Jacobs, Peterson, Smith

4. Approval of Minutes:

A. October 21, 2009 minutes

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

5. **Public Comments:** 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.

~~Arnie Kuqshaven~~

6. **Scheduled Item(s)**

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements

8. **Meeting Adjourned:** \_\_\_\_\_ am/pm

**Minutes taken by:** \_\_\_\_\_



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **November 18, 2009**

**Project Title:** KINGSHAVEN ARNE K & GRETHA K TR

**File Number:** PLN090269

**File Type:** AP

**Planner:** SNIDER

**Location:** 24735 SUMMIT FIELD RD CARMEL

**Project Description:**

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 2,913 SQUARE FOOT FIRST FLOOR ADDITION TO AN EXISTING 1,737 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 24735 SUMMIT FIELD ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 015-461-004-000), SOUTH OF HIGH MEADOW DRIVE, GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant/Representative Present at Meeting? Yes ☒ No ☐ & Family

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Troy Krugshaven		<input checked="" type="checkbox"/>	Owner's son
Stephens Beals	<input checked="" type="checkbox"/>		Representing neighbor Pat Gillifillan
Gillifillan, Pat	<input checked="" type="checkbox"/>		<ul style="list-style-type: none"> <li>• View is completely cut off</li> <li>• Privacy is violated</li> <li>• Sample not typical of houses in area</li> <li>* pictures</li> </ul>
Ms. Berry of LUNA		<input checked="" type="checkbox"/>	Believes project is too massive for neighborhood

# 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)
Mr. Beals spoke in opposition -		
• Encroachment to privacy		
• Wants addition stepped down over hill - 11'		
• Pitch roof more		
• Screening foliage		

## ADDITIONAL LUAC COMMENTS

Mr. Kuehshaven - spoke to design changes to height + relocation at neighbors' requests.  
 - Size - 5 homes are +5000# in area and 26 homes 3000-5000#. One on Summit road are 4100#. Two stories

## RECOMMENDATION:

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

\_\_\_\_\_ Support Project as proposed

\_\_\_\_\_ Recommend Changes (as noted above)

\_\_\_\_\_ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

- Feels that modification to step down is unwarranted as it would cause stairs in residence.

- Willing to have foliage put in

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**MINUTES**  
**Greater Monterey Peninsula Land Use Advisory Committee**  
**Wednesday, September 16, 2009**

1. Site visit at 1:00 PM (PLN090269) 24735 SUMMIT FIELD RD CARMEL

ATTENDEES: Church, Smith

2. Site visit at 2:15 PM (PLN020332) 9601 BLUE LARKSPUR LN & CITATION CT MONTEREY

ATTENDEES: Smith, Reiersen, Church, Berry

3. Meeting called to order by Smith at 4:02 am/pm

4. Roll Call

Members Present: Smith, Reiersen, Church, Berry, DeHoff

Members Absent: Jacobs

5. Approval of Minutes:

A. June 3, 2009 minutes

Motion: Church (LUAC Member's Name)

Second: Reiersen (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1

Abstain: 0

B. July 15, 2009 minutes

Motion: Reiersen (LUAC Member's Name)

Second: Church (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 1

Abstain: 0

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **September 16, 2009**

**Project Title:** MC INTOSH LEONARD H TR ET AL (AKA LAGUNA SECA VILLAS)

**File Number:** PLN020332

**File Type:** SUB

**Planner:** MACKD

**Location:** 9601 BLUE LARKSPUR LN & VARIOUS CITATION CT MONTEREY

**Project Description:**

COMBINED DEVELOPMENT PERMIT INCLUDING: 1) STANDARD SUBDIVISION TENTATIVE MAP FOR SUBDIVISION OF SIX EXISTING PARCELS CONTAINING APPROXIMATELY 10.8 ACRES, INTO 104 RESIDENTIAL CONDOMINIUM UNITS, INCLUDING 82 MARKET-RATE AND 22 INCLUSIONARY UNITS; 2) ZONING RECLASSIFICATION TO REMOVE THE "B-6" OVERLAY ZONING DISTRICT FROM THE PROJECT SITE TO ALLOW THE SUBDIVISION; 3) GENERAL DEVELOPMENT PLAN AND ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN THE "S" (SITE REVIEW) ZONING DISTRICT INCLUDING APPROXIMATELY 33,000 CUBIC YARDS OF GRADING; 4) USE PERMIT FOR DEVELOPMENT ON SLOPES OVER 30%; AND 5) USE PERMIT FOR REMOVAL OF 191 PROTECTED OAK TREES INCLUDING 25 LANDMARK TREES. THE PROJECT ALSO INCLUDES THE WIDENING OF YORK ROAD TO ALLOW LANE CONFIGURATION IMPROVEMENTS INCLUDING TWO LEFT TURN LANES ONTO EASTBOUND STATE HIGHWAY 68 AND ONE RIGHT TURN LANE ONTO WESTBOUND STATE HIGHWAY 68 FROM SOUTHBOUND YORK ROAD, AND ONE THROUGH LANE ON NORTHBOUND AND SOUTHBOUND YORK ROAD. THE SIX EXISTING PARCELS ARE LOCATED IN THE LAGUNA SECA OFFICE PARK SUBDIVISION. THE PROJECT SITE IS LOCATED JUST OUTSIDE THE CITY OF MONTEREY WITHIN A DESIGNATED URBAN RESERVE AREA, EASTERLY OF YORK ROAD, NORTH OF STATE HIGHWAY 68, LAGUNA SECA OFFICE PARK/RYAN RANCH AREA, GREATER MONTEREY PENINSULA AREA (ASSESSOR'S PARCEL NUMBERS 173-121-002-000, 173-121-003-000, 173-121-004-000, 173-121-005-000, 173-121-006-000 AND 173-121-007-000).

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

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Hike McMillan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	- Traffic Issues - Age of existing EIR & Validity - Additional traffic will be a real issue - Lack of notice to neighbors
Shirley Foss	<input checked="" type="checkbox"/>	<input type="checkbox"/>	- Concerned about 191 - Traffic impacts - View shed - Property values
	<input type="checkbox"/>	<input type="checkbox"/>	

# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **September 16, 2009**

**Project Title:** KINGSHAVEN ARNE K & GRETHA K TR

**File Number:** PLN090269

**File Type:** AP

**Planner:** SNIDER

**Location:** 24735 SUMMIT FIELD RD CARMEL

**Project Description:**

ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,827 SQUARE FOOT FIRST FLOOR ADDITION AND 823 SQUARE FOOT SECOND-STORY ADDITION TO AN EXISTING 1,737 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING. THE PROPERTY IS LOCATED AT 24735 SUMMIT FIELD ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 015-461-004-000), SOUTH OF HIGH MEADOW DRIVE, 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	
Tony Johnson HOA High Meadow #2	X		- Referred to CEQA's - Neighbors have input
Ann Nielsen C"	X		- Excessively large & visually intrusive - not consistent with neighborhood.
John Adams	X		- Precedent on other homes - Presented data suggesting home a proposed is 172% larger & lot coverage is 164% above average
Tracy Adams HOA Board	X		Concerned about scale of project-height and effect on privacy