

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 31, 2011 Time: 1:30 P.M	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a new 6,087 square-foot, two-story single family dwelling with an attached 560 square foot 2-car garage, a 121 square foot reflecting pool, a 740 square foot deck, a 37 square foot covered entry, 315 linear feet of retaining walls (from 6 inches feet to 11.5 feet high), 67 linear feet of garden walls, planters, stone terrace patio, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit for development on slopes greater than 30% for the driveway access; and 4) a Coastal Administrative Permit to convert a test well (PLN040091) to a permanent well.	
Project Location: 2630 Ribera Road, Carmel	APN: 243-041-015-000
Planning File Number: PLN040671	Owner: Head Carmel Properties LLC Agent: Aengus Jeffers
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Previously; not now
Zoning Designation: : "MDR/2-D (18') (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Zoning District overlay and an 18-foot height limit, Coastal Zone]	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically exempt the project per Section 15303 (a); and
- 2) Approve the Combined Development Permit PLN040671, based on the findings and evidence and subject to the conditions of approval (**Exhibit B-1**).

PROJECT OVERVIEW:

The project consists of the construction of a single family dwelling, a 2-car garage, a reflecting pool, a deck, retaining walls, garden walls & planters, stone terrace patio, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill. The proposed colors and materials are natural and earth-tone: natural stone masonry veneer; matte grey finish metal cladding, metal wall cap, and metal roofing; natural wood soffits; light-tan cement stucco; sod roofing; and grey-tinted, non-reflective glass.

A private well, approved as a test well under PLN040091, will be used to supply water to the project. The Environmental Health Bureau has determined that the well is suitable for domestic use. Water for the fire sprinkler system for the house will be supplied by Cal-Am through an existing water meter. A non-standard condition (Condition #17) has been applied to the project requiring a dual-plumbing system for domestic water supply, exterior landscaping, and fire suppression. The applicant will also be required to place the property on the water wait list for a public water system connection (Condition #16). Other non-standard conditions (Conditions #15, 23, and 24) have been applied to the project requiring the recordation of notices with regard to back-up power & storage, access to the well for monitoring, and long-term water supply. A deed restriction waiving special or emergency priority connection to the Cal-Am system has been applied to the project as well (Condition #18).

The project is within 750 feet of known archaeological resources. The report concluded that the project should not be delayed for archaeological reasons. However, because of the proximity to known resources and the depth of excavation on the project site, a non-standard condition (Condition #4) has been applied to the project requiring that an archaeological monitor shall be

present during all phases of construction that could potentially expose archaeological resources including, but not limited to: grading, trenching, and pad construction.

The proposed project plans show the roof eaves extending beyond the structure on all sides and into the front setback by 3 feet. The proposed project is near the maximum of 35% lot coverage allowed. Allowing the 3 foot roof eaves would put the project over the lot coverage allowed. A non-standard project condition (Condition #14) has been applied to the project requiring that revised plans be submitted demonstrating that the roof line does not extend more than 2.5 feet beyond the structure on all sides and into the front setback.

The proposed project includes development on slopes exceeding 30%. The project site is relatively flat with an area exceeding 30% slope along the edge of Ribera Road. In order to construct the driveway and create access for the parcel, development on slopes cannot be avoided. No environmentally sensitive habitat was found on the project site.

The project is consistent with the 1982 General Plan and Carmel Area Land Use Plan policies. The project was found exempt from CEQA per 15303 (a) of the CEQA Guidelines which exempts the construction of one single family residence in a residential zone. No unusual circumstances were identified to exist for the proposed project. No unresolved issues remain.

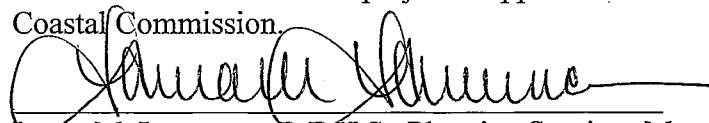
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Carmel Highlands Fire Protection District
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Planning Department, Water Resources Agency, Environmental Health, and Carmel Highlands Fire Protection District and have been incorporated into the Condition Compliance Plan attached as **Exhibit 1** to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Unincorporated/Highlands 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 consists of a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the proposed project at the February 7, 2005 meeting (continued from the January 2, 2005 meeting). The LUAC expressed concern about the color of shaded glass to be used. The applicant proposes grey-tinted, non-reflective glass. The LUAC approved the project on a vote of 5-0 (1 absent) with the condition that the applicant return to the LUAC for review of the wall color, stone materials, and window glazing color. A non-standard condition (Condition #13) has been added to the project for staff to review and approve the final colors and materials per LUAC direction, but it has not been conditioned to return to the LUAC.

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



Laura M. Lawrence, R.E.H.S., Planning Services Manager
(831) 755-5148, lawrencel@co.monterey.ca.us
March 23, 2011

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Carol Allen, Senior Secretary; Head Carmel Properties LLC, Owner; Aengus Jeffers, Agent; Greg Agee, Interested Party; Planning File PLN040671.

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)
	Exhibit E	Photo simulations and photos of staking & flagging
	Exhibit F	30% Slope Exception Letter dated January 25, 2005

This report was reviewed by Carl Holm, Assistant Director of Planning.



EXHIBIT A

Project Data Sheet for PLN040671

Project Title: HEAD CARMEL PROPERTIES LLC

Location: 2630 RIBERA ROAD, CARMEL

Primary APN: 243-041-015-000

Applicable Plan: CARMEL LUP

Coastal Zone: YES

Permit Type: COMBINED DEV. PERMIT

Zoning: MDR/2-D(18') (CZ)

Environmental Status: EXEMPT

Plan Designation: MED. DEN. RES.

Advisory Committee: CARMEL UNINCORP.

Final Action Deadline (884): 12/10/2006

Project Site Data:

Lot Size: 11,982 SF

Coverage Allowed: 35%

Coverage Proposed: 34.9%

Existing Structures (SF): 0

Height Allowed: 18 FEET

Proposed Structures (SF): 6,647

Height Proposed: 11 FEET 9 ¾ INCHES

Total SF: 6,647

Floor Area Ratio Allowed: 45%

Floor Area Ratio Proposed: 39.6%

Resource Zones and Reports:

Environmentally Sensitive Habitat: NONE

Erosion Hazard Zone: MODERATE

Biological Report #: LIB040101

Soils Report #: LIB110093

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: VERY LOW

Archaeological Report #: LIB040100

Geologic Report #: N/A

Fire Hazard Zone: URBAN

Traffic Report #: N/A

Other Information:

Water Source: PRIVATE WELL

Sewage Disposal (method): SEWER

Water Dist/Co: N/A

Sewer District Name: CAWD

Fire District: CARMEL HIGHLANDS

Total Grading (cubic yds.): 2,500 CUBIC YARDS CUT
200 CUBIC YARDS FILL

Tree Removal: NONE

**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:

HEAD CARMEL PROPERTIES LLC (PLN040671)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempt the project per Section 15303 (a); and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a new 6,087 square-foot, two-story single family dwelling with an attached 560 square foot 2-car garage, a 121 square foot reflecting pool, a 740 square foot deck, a 37 square foot covered entry, 315 linear feet of retaining walls (from 6 inches feet to 11.5 feet high), 67 linear feet of garden walls, planters, stone terrace patio, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit for development on slopes greater than 30% for the driveway access; and 4) a Coastal Administrative Permit to convert a test well (PLN040091) to a permanent well.

[PLN040671, Head Carmel Properties LLC, 2630 Ribera Road, Carmel , Carmel Area Land Use Plan, Coastal Zone (APN: 243-041-015-000)]

The Head Carmel Properties LLC application (PLN040671) came on for public hearing before the Monterey County Zoning Administrator on March 31, 2011. 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 1982 Monterey County General Plan;

- Carmel Area Land Use Plan;
- Monterey County Coastal Implementation Plan Part 4; and
- Monterey County Zoning Ordinance (Title 20)

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 2630 Ribera Road, Carmel (Assessor's Parcel Number 243-041-015-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (18') (CZ)" [Medium Density Residential, 2 units per acre with a Design Control Zoning District overlay and an 18-foot height limit, Coastal Zone] which allows the first single family dwelling and a well with Coastal Administrative Permits. Therefore, the project is an allowed land use for this site.
- c) The proposed project is in a Design Control District which requires that the visual impacts of structures be adequately mitigated by regulation of the location, size, configuration, materials and colors, only. See Evidence (e).
- d) The proposed project meets all required height, setbacks, coverage, and floor area ratio:
 - Height: allowed 18 feet; proposed 11 feet 9 ¾ inches.
 - Front: 20 feet allowed; 20 feet proposed.
 - Side: 5 feet allowed; 5+ proposed.
 - Rear: 10 feet allowed; 10+ feet proposed.
 - Coverage: 35% allowed; 34.9% proposed
 - Floor Area Ratio: 45% allowed; 39.6% proposed

The eave of the roof extends beyond the structure and into the front setback by 3 feet. Monterey County Code (MCC) 20.62.040.C allows eaves to extend into any required setback not exceeding 2.5 feet. MCC 20.62.040.D states that a normal roof overhang up to 2.5 feet does not constitute coverage. The proposed project is near the maximum of 35% lot coverage allowed. Allowing the 3 foot roof eaves would put the project over lot coverage. In order to conform to MCC Chapter 20.62, a non-standard project condition (Condition #14) has been applied to the project requiring that revised plans be submitted demonstrating that the roof line does not extend more than 2.5 feet beyond the structure on all sides and into the front setback.

- e) The proposed project is consistent with Carmel Area Land Use Plan (CLUP) policies with regard to viewshed. The proposed project has been carefully sited on the parcel to be subordinate to the landscape (CLUP policies 2.2.3.1, 2.2.3.6, 2.2.3.7, 2.2.4.9, 2.2.4.10). The proposed colors and materials are natural and earth-tone: natural stone masonry veneer ("Ironwood" sandstone); matte grey finish VM Zinc Quartz metal cladding, metal wall cap, and metal roofing; natural wood soffits (Ipe [Brazilian walnut] or Meranti); light-tan cement stucco; sod roofing; and grey-tinted, non-reflective glass. A non-standard condition (Condition #13) has been added to the project for staff to review and approve the final colors and materials. The project was staked and flagged prior to the Land Use Advisory Committee hearing in 2005 (CLUP policy 2.2.4.1). The project landscaping uses drought-tolerant, native plants (CLUP policy 2.2.3.8). The water tank for the project site

will be located in the basement of the structure (CLUP policy 2.2.4.9). As viewed from the trail on the Former Briggs Property (as shown on Figure 3 (Public Access) of the CLUP), the proposed project will not affect the blue water view. The project is set into the parcel so as to be only 11 feet 9 ¾ inches above average natural grade. The height limit for Carmel Meadows is 18 feet above average natural grade (CLUP policy 2.2.5.2).

- f) The proposed project is consistent with Carmel Area Land Use Plan policies 2.3.3.5 with regard to Environmentally Sensitive Habitat. A biological report was prepared and found no sensitive plant or animal species on the project site. See Finding 2.
- g) The proposed project is consistent with Carmel Area Land Use Plan policies 2.2.4.10, 2.7.4.5 and 2.7.4.7 with regard to Hazards. A geotechnical report was prepared for the project. The report concluded that the potential for landsliding and liquefaction are low and that the site is suitable for the development proposed. The project site is relatively flat with a 10-foot cut slope along the edge of Ribera Road. This is the only area with slopes exceeding 30%. In order to construct the driveway and access the parcel, development on slopes cannot be avoided. Therefore, a Coastal Development Permit is required. See Finding 7.
- h) The proposed project is consistent with Carmel Area Land Use Plan policy 2.8.3.5 with regard to Archaeological Resources. An archaeological report was prepared in accordance with 20.146.090.B of the Monterey County Coastal Implementation Plan, Part 4. The report revealed that the project site is within 500 feet of known archaeological resources; therefore, an additional Coastal Development Permit is required. Although the report concluded that project site is within 500 feet of known archaeological resources, no evidence of archaeological resources was found on the parcel. The report concluded that the project should not be delayed for archaeological reasons. However, because of the proximity to known resources and the depth of excavation on the project site, a non-standard condition (Condition #4) has been applied to the project requiring that an archaeological monitor shall be present during all phases of construction that could potentially expose archaeological resources including, but not limited to: grading, trenching, and pad construction. See Finding 2.
- i) The project was referred to the Carmel Unincorporated/Highlands 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 consists of a Design Approval subject to review by the Zoning Administrator. The LUAC reviewed the proposed project at the February 7, 2005 meeting (continued from the January 2, 2005 meeting). The LUAC expressed concern about the color of shaded glass to be used. The applicant proposes grey-tinted, non-reflective glass. The LUAC approved the project on a vote of 5-0 (1 absent) with the condition that the applicant return to the LUAC for review of the wall color, stone materials, and window glazing color. A non-standard condition (Condition #13) has been added to the project

for staff to review and approve the final colors and materials per LUAC direction, but it has not been conditioned to return to the LUAC.

- j) 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 PLN040671.
- k) The project planner conducted a site inspection on February 2, 2011 to verify that the project on the subject parcel conforms to the plans listed above.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, 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 Biological Resources, Archaeological Resources, and Soil/Slope Stability. 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 have been prepared:

- *"A Biological Report for a Coastal Development Permit for a Potable Well on Property Located on Ribera Rd. Carmel Meadows" (LIB040101) prepared by Vern Yadon, Pacific Grove, CA, dated April 4, 2004.*
- *"Preliminary Archaeological Reconnaissance of Assessor's Parcels 243-041-004, 243-041-005, 243-041-012, & 243-041-006, in Carmel Meadows, Monterey County California" (LIB040100) prepared by Archaeological Consulting, Salinas, CA, dated April 15, 2004.*
- *"Geotechnical Investigation-Design Phase Proposed Single Family Residence, Ribera Road, A.P.N. 243-041-012, Monterey County, California" (LIB110093) prepared by Tharp & Associates, Inc, Aptos, CA, dated March 28, 2003 and a report update dated January 12, 2009.*

- c) See Finding 1, Evidence (f), (g), and (h).
- d) Staff conducted a site inspection on February 2, 2011 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 PLN040671.

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 RMA - Planning Department, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, 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.
 - b) Necessary public facilities are available. The proposed project will be served by the Carmel Area Wastewater District (CAWD) for sewage disposal. The proposed project will obtain potable water from an onsite well that was permitted under PLN040091. The Environmental Health Bureau has determined that the well is suitable for domestic use. Water tanks will be located in the basement of the structure.
 - c) Water for the fire sprinkler system for the house will be supplied by Cal Am through an existing water meter. A non-standard condition (Condition #17) has been applied to the project requiring a dual-plumbing system for domestic water supply, fire suppression, and exterior landscaping.
 - d) To ensure that the structure on the property does not impact the health and safety of the area, the County has added the following conditions of approval:
 - 1) The applicant shall record a notice requiring the structure to have a back-up power generator for well pump operation or a back-up power generator and on-site water storage for potable use for a period of five (5) days (Condition #15);
 - 2) The applicant shall place the property on the water wait list for a public water system connection (Condition #16);
 - 3) The applicant shall record a deed restriction to waive the right to special or emergency priority for a Cal Am service connection (Condition #18);
 - 4) The applicant shall record a notice allowing the Environmental Health Bureau access to the well for monitoring water quality and quantity (Condition #23); and
 - 5) The applicant shall record a notice stating that the project is served by a well and may not have a reliable long-term source of potable water until connected to a water service provider (Condition #24).
 - e) See Finding 1 (g) and Finding 2 (b).
 - f) Staff conducted a site inspection on February 2, 2011.
 - g) 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 PLN040671.

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 February 2, 2011 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 PLN040671.

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 (a) categorically exempts the construction of one single family residence in a residential zone.
 - b) The project is for the construction of a single family dwelling. The project site has no environmentally sensitive habitat and is not expected to affect archaeological resources.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 2, 2011.
 - d) CEQA Guidelines Section 15300.2 provides exceptions to the exemptions in 15303 if the project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. This project will not result in damage to scenic resources, is not on a state-designated scenic highway, is not located on a hazardous waste site, and will not result in a substantial adverse change in the significance of a historic resource.
 - e) Using Urbemis 2007, the PM₁₀ generated by the grading associated with the project is calculated at approximately 8.4 pounds per day. This is far less than the threshold of significance of 82 pounds per day set forth in the MBUAPCD 2008 CEQA Air Quality Guidelines.
 - f) See Findings 1 and 2 and supporting evidence.
 - g) 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 PLN040671.

6. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B (4) of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use

- Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) 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 PLN040671.
 - e) The project planner conducted a site inspection on February 2, 2011.
7. **FINDING: DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 30%.
- EVIDENCE:**
- a) In accordance with the applicable policies of the Carmel Area Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project includes an application for development on slopes exceeding 30%. The project site is relatively flat with a 10-foot cut slope along the edge of Ribera Road. This edge of Ribera Road is the only area with slopes exceeding 30%. In order to construct the driveway and create access for the parcel, development on slopes cannot be avoided. By creating access on the area exceeding 30% slope, the house can be lowered on the site in such a way that minimizes visual impacts on surrounding properties.
 - c) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
 - d) The applicant submitted a letter, dated January 25, 2005, justifying the 30% slope development on the project site.
 - 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 PLN040671.
 - f) The project planner conducted a site inspection on February 2, 2011.
8. **FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A Monterey County Zoning Ordinance (Board of Supervisors).
 - b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the proposed project involves development that is permitted in the underlying zone as a conditional use.

DECISION

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

- A. Categorically exempt the project per Section 15303 (a); and
- B. Approve Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a new 6,087 square-foot, two-story single family dwelling with an attached 560 square foot 2-car garage, a 121

square foot reflecting pool, a 740 square foot deck, a 37 square foot covered entry, 315 linear feet of retaining walls (from 6 inches feet to 11.5 feet high), 67 linear feet of garden walls, planters, stone terrace patio, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit for development on slopes greater than 30% for the driveway access; and 4) a Coastal Administrative Permit to convert a test well (PLN040091) to a permanent well, 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 31st day of March, 2011.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 Plan

Project Name: Head Carmel Properties LLC
File No: PLN040671 **APNs:** 243-041-015-000
Approved by: Zoning Administrator **Date:** March 31, 2011

<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>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN040671) allows 1) a Coastal Administrative Permit and Design Approval for the construction of a new 6,087 square-foot, two-story single family dwelling with an attached 560 square foot 2-car garage, a 121 square foot reflecting pool, a 740 square foot deck, a 37 square foot covered entry, 315 linear feet of retaining walls (from 6 inches feet to 11.5 feet high), 67 linear feet of garden walls, planters, stone terrace patio, and grading consisting of approximately 2,500 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit for development on slopes greater than 30% for the driveway access; and 4) a Coastal Administrative Permit to convert a test well (PLN040091) to a permanent well. The property is located at 2630 Ribera Road, Carmel (Assessor's Parcel Number 243-041-015-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land	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	

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		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 Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution ###) was approved by the Zoning Administrator for Assessor's Parcel Number 243-041-015-000 on March 31, 2011. The permit was granted subject to 28 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 commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on March 31, 2014 unless use of the property or actual construction has begun within this period. (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	

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4.		<p>PDSP003 – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT (NON-STANDARD CONDITION)</p> <p>Because of the proximity to known archaeological resources and the depth of the excavation on the project site, an archaeological monitor shall be present during all phases of construction that could potentially expose archaeological resources including, but not limited to: grading, trenching, and pad construction. The Owner/Applicant shall retain a qualified archaeologist to monitor the site during all phases of construction that could potentially expose archaeological resources. If any potentially significant cultural materials or features are discovered, the archaeological monitor shall have the authority to halt work in order to examine the extent of potentially significant cultural materials or features, and, if necessary, develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	<p>The owner/applicant shall submit the contract with a Registered Professional Archaeologist to the Director of the RMA – Planning Department for approval. The requirements of this condition shall be included as a note on all grading and building plans.</p> <p>The Owner/Applicant/Archaeologist shall submit evidence of on-site monitoring during all phases of construction that could potentially expose archaeological resources including, but not limited to: grading, trenching, and pad construction.</p>	<p>Owner/Applicant per archaeologist or anthropologist</p> <p>Owner/Applicant/Archaeologist</p>	<p>Prior to the issuance of grading or building permits</p> <p>Ongoing during construction</p>	
5.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval,</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	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the</p>	

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		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)			property, whichever occurs first and as applicable	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		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/ Geotech- nical Consultant	Prior to final inspection	

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8.		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.	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		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 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	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. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		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)	flow, water conserving irrigation fixtures.”			
			Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> 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	

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			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	
10.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
11.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A geotechnical report has been prepared for this parcel by Tharp & Associates, Inc., Aptos, CA, dated March 28, 2003 and a report update dated January 12, 2009, and is on record in the Monterey County RMA - Planning Department, Library No. LIB110093. All development shall be in accordance with these reports." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	

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12.		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	
13.		PDSP001 – EARTH-TONE & NON-REFLECTIVE MATERIALS AND NON-REFLECTIVE GLASS (NON-STANDARD CONDITION) In order to minimize potential glare and visibility of the structure, all materials used in constructing the structure shall be non-reflective materials, painted in earth-tone colors, or utilize earth-tone materials. Glass surfaces shall be grey-tinted “non-reflective” glass. (RMA – Planning Department)	The owner/applicant shall submit color cut sheets of final colors and materials proposed demonstrating compliance with the condition to the Director of RMA-Planning for review and approval.	Owner/ Applicant	Prior to the issuance of building permits	
			The owner/applicant shall demonstrate that the approved colors and materials were installed according to the approved plan.	Owner/ Applicant	Prior to final of building permit.	
14.		PDSP002 – ROOF EAVES (NON-STANDARD CONDITION) Roof eave shall extend no more than 30 inches (2.5 feet) from the wall of the structure on all sides and into the front setback. (RMA – Planning Department)	Owner/applicant shall submit revised plans to the Director of Planning for review and approval demonstrating that the roof eaves of the structure extend no more that 30 inches from the wall of the structure and no more than 30 inches into the front setback.	Owner/ Applicant	Prior to the issuance of building permits	
15.		PDSP004 - RECORD NOTICE: BACK-UP POWER AND ON-SITE STORAGE (NON- STANDARD CONDITION) The applicant shall record a notice stating: "Until the property located at 2630 Ribera Road (Assessor's Parcel Number 243-041-015-000) obtains a water service connection from Cal Am, or its successor, development of habitable structures on the property shall require the inclusion of either 1) a back-up power generator for well pump operation, or 2) a back-up power generator and on-	The applicant/owner shall 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	Prior to the issuance of building permits	

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		site water storage for potable use for a period of 5 days." This requirement becomes void if the property is allowed to connect to Cal Am for potable water service at a future date. (RMA-Planning Department)				
16.		PDSP005 - WATER WAIT LIST PLACEMENT (NON-STANDARD CONDITION) The applicant shall place the parcel (Assessor's Parcel Number 243-041-015-000) on the water wait list for a water service connection from Cal Am or its successor, and provide evidence of placement to the RMA-Planning Department. (RMA-Planning Department)	The Owner/Applicant shall submit evidence of placement on the water wait list to the Director of the RMA-Planning Department.	Owner/ Applicant	Prior to the issuance of building permits	
17.		PDSP006 - DUAL PLUMBING SYSTEM / SEPARATE OPERATION (NON-STANDARD CONDITION) Development of habitable structures on the property shall require connection to Cal Am for fire suppression (i.e., sprinkler system). The owner shall submit evidence of separation and independent operation of the well for potable water service and any future sprinkler system for fire suppression. The term "owner" includes the current owner and owners' successors of interest. If the property is allowed to connect to Cal Am or its successor for potable water service at a future date, the well use shall be limited to exterior landscape irrigation only. Future development of a habitable structure (i.e., residence) on this lot shall be dual-plumbed to allow this change in use. Cal Am connection for fire suppression shall not be used for domestic water use without an amendment to this permit and a separate water connection from Cal Am. (RMA-Planning Department)	The Owner/Applicant shall incorporate into design and enumerate as "Water Notes" on plans.	Owner/ Applicant	Prior to the issuance of building permits	
			The Owner/Applicant shall submit evidence of separation and independent operation of the well for potable water service and sprinkler system for fire suppression, and the ability to change the well to exterior use only when a Cal Am connection is approved.	Owner/ Applicant	Prior to final inspection	

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18.		PDSP007 - DEED RESTRICTION: WAIVING OF SPECIAL OR EMERGENCY PRIORITY (NON-STANDARD CONDITION) The applicant shall record a deed restriction as a condition of project approval stating: "In the event the well fails to produce water of an adequate supply or quality which meets required standards, the owner acknowledges that the owner has no special or emergency preference to obtain service from Cal Am or its successor, and the owner waives any right to or expectation of any special or emergency priority on the wait list for water service from Cal Am or its successor. The term "owner" includes the current owner and owners' successors of interest." (RMA - Planning Department)	The Owner/Applicant shall obtain appropriate form from the RMA-Planning Department.	Owner/ Applicant	Prior to the issuance of building permits	
			Submit signed and notarized document to the Director of RMA - Planning Department for review and signature by the County. The document shall be reviewed and approved as to form by County Counsel.	Owner/ Applicant	Prior to the issuance of building permits	
			The Owner/Applicant shall furnish proof of recordation of the document to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of building permits	
19.		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	Owner/ Applicant	Prior to the issuance of grading or building permits	
			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 first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) 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	Owner/ Applicant/ Engineer	Prior to the final inspection	

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			height of the structure(s) from the benchmark is consistent with what was approved on the building permit.			
Monterey County Water Resources Agency						
20.		WR1 - DRAINAGE PLAN 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. (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	
21.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
22.		WRSP001 - WELL INFORMATION (NON-STANDARD CONDITION) The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	
Environmental Health Bureau						
23.		EHSP001 – RECORD NOTICE: ACCESS TO WELL FOR MONITORING (NON-STANDARD CONDITION) The applicant shall record a notice stating: "The owner shall upon reasonable prior notice allow access to the	The Owner/Applicant shall obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to	Owner/ Applicant	Within 30 days of project approval	

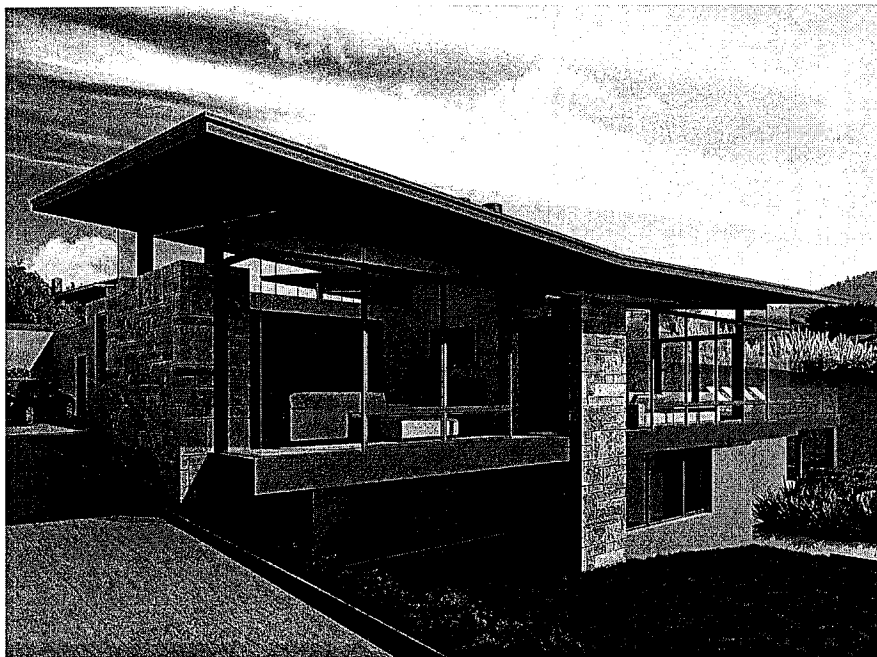
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		well for monitoring of quality and/or quantity when requested by the Monterey County Environmental Health Bureau." (Environmental Health)	the RMA - Planning Department.			
24.		EHSP002 – RECORD NOTICE: LONG-TERM WATER SUPPLY (NON-STANDARD CONDITION) The applicant shall record a notice as a condition of project approval stating: "The property at 2630 Ribera Road (Assessor's Parcel Number 243-041-015-000) is served by a well located in a fractured rock aquifer system and may not have a reliable long-term source of potable water until connected to a water service provider. Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to the meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of an on-site well proposed to provide a source of domestic potable water on this parcel, the present and any future owners of this property are hereby given notice that additional water sources may be required in the future. This condition becomes void if the property is allowed to connect to Cal Am for potable water service at a future date." (Environmental Health)	The Owner/Applicant shall 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	Within 30 days of project approval	
Public Works						
25.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Ribera Road. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/Grading Permits Issuance	

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26.		PW0044 – CONSTRUCTION MANAGEMENT PLAN The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading Permit or Building Permit.	
			The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	
Carmel Highlands Fire Protection District						
27.		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	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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		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. (Carmel Highlands Fire Protection District)				
28.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (Carmel Highlands Fire Protection District)	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	

END OF CONDITIONS

Rev. 08/25/2010



GARDEN LOT DEVELOPMENT

PROJECT TEAM

OWNER
HEAD CARMEL PROPERTIES LLC
96 DATACOM INVESTMENT CO.
3774 AVENUE PARK, SUITE 11-445
LOS ANGELES, CA 90044
CONTACT: MR. ALAN SHERMAN

TITLE/PRESIDENT OF DATACOM
TEL (818) 858-0635
EMAIL a.sherman@datacom.net

ARCHITECT
SAGAN PIECHOTA ARCHITECTURE
DANIEL PIECHOTA, PRINCIPAL
315 LINDEN STREET
SAN FRANCISCO, CA 94102
TEL (415) 551-7804
FAX (415) 551-7801
EMAIL d@spiechota.com

CONTRACTOR
THE FLETCHER COMPANY
JIM FLETCHER
455 CAYWOOD LANE, SUITE 200
MONTEREY, CA 93940
TEL (831) 372-0334
FAX (831) 372-0332
EMAIL jf@thefletchercompany.com

STRUCTURAL
FLC/GRUBB STRUCTURAL
ENGINEERING
ALEX GRUBB, P.E.
601 THIRD ST., SUITE 333
SAN FRANCISCO, CA 94107
TEL (415) 543-0161
FAX (415) 543-0162
EMAIL alex@flcgrubb.com

MECHANICAL/TITLE 24
MONTHERNEY ENERGY GROUP
DAVID MONTHERNEY
227 FOREST AVENUE, SUITE 6
PACIFIC GROVE, CA 93950
TEL (831) 372-0335
FAX (831) 372-4613
EMAIL david@meegroup.com

CIVIL
BENJAMIN ASSOCIATES, INC.
AVI BENJAMINI, P.E.
702 YONKIN ST., #114
SAN FRANCISCO, CA 94103
TEL (415) 382-8900
FAX (415) 382-2005
EMAIL avib@benjaminassoc.com

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S2.100 TYPICAL FRAMING DETAILS

PROJECT DATA

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE AND ASSOCIATED GRADING, RETAINING WALLS, TERRACES, DECKS AND LANDSCAPING.

WORK NOT INCLUDED UNDER THIS PERMIT:
SEPARATE PLAN CHECK AND PERMIT REQUIRED

CONSTRUCTION OF SECOND STORY GLASS BRIDGE, CALCULATIONS & SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPT. AND ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION OF ALL BRIDGE COMPONENTS.

PROJECT DATA

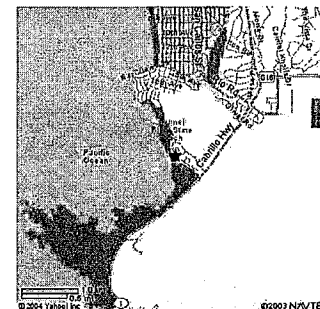
LOCATION 2800 RIVERA ROAD
CARMEL, CA 93923
APN# 243-041-015
ZONING DISTRICT 1600 (SINGLE)
CONSTRUCTION TYPE V-B, FULLY SPRINKLERED
OCCUPANCY R-2 SINGLE FAMILY RESIDENCE
U (GARAGE)

SITE DATA

LOT SIZE 11,892 SF
MAX LOT COVERAGE 4,193 SF
PROPOSED LOT COVERAGE 4,193 SF
MAX FLOOR AREA 5,932 SF
PROPOSED FLOOR AREA 4,744 SF
NET FLOOR BELOW GROUND 1,963 SF
1ST FLOOR ABOVE GROUND 1,288 SF
SECOND FLOOR 2,815 SF
GARAGE 560 SF
DECK BY ABOVE GRADE 240 SF
RETAINING WALLS 215 LF
GRASSY WELLS 87 LF

APPLICABLE BUILDING CODES
2007 CA BUILDING CODE
2007 CA FIRE CODE
2007 CA MECHANICAL CODE
2007 CA ELECTRICAL CODE
2007 CA ENERGY CODE

SITE LOCATION



SAGAN PIECHOTA ARCHITECTURE
315 LINDEN STREET
SAN FRANCISCO, CA 94102
TEL (415) 551-7804
FAX (415) 551-7801
EMAIL d@spiechota.com

GARDEN LOT DEVELOPMENT
2800 RIVERA ROAD
CARMEL MEADOWS, CA 93923

PROJECT TEAM

OWNER
HEAD CARMEL PROPERTIES LLC
96 DATACOM INVESTMENT CO.
3774 AVENUE PARK, SUITE 11-445
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FAX (831) 372-0332
EMAIL jf@thefletchercompany.com

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MECHANICAL/TITLE 24
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M0.1 FIRST FLOOR HEATING PLAN
M0.2 SECOND FLOOR HEATING PLAN
M0.3 DETAILS
M0.4 DETAILS
M0.5 HEAT SOURCE VENTING

TITLE SHEET

DATE 10/20/2014
SCALE AS SHOWN
PROJECT GARDEN LOT DEVELOPMENT
DESIGNED BY DANIEL PIECHOTA
CHECKED BY DANIEL PIECHOTA

A0.0

EXHIBIT 2

PROJECT DATA

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 3-CAR GARAGE AND ASSOCIATED GRADING, RETAINING WALLS, TERRACES, DECKS AND LANDSCAPING

WORK NOT INCLUDED UNDER THIS PERMIT:
SEPARATE PLAN CHECK AND PERMIT REQUIRED

CONSTRUCTION OF SECOND STORY GLASS BRIDGE CALCULATIONS & SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPT. AND ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION ON ALL BRIDGE COMPONENTS

PROJECT DATA

LOCATION 2030 RIBERA ROAD
CARPUELO, CA 95022
APN# 243 041 012 000
ZONING DISTRICT MUDDY (B/C-2)
CONSTRUCTION TYPE V-3, PLANK SPRINKLERED
OCCUPANCY P-1 (SINGLE FAMILY RESIDENCE)
U-1 (PRIVATE GARAGE)

SITE DATA

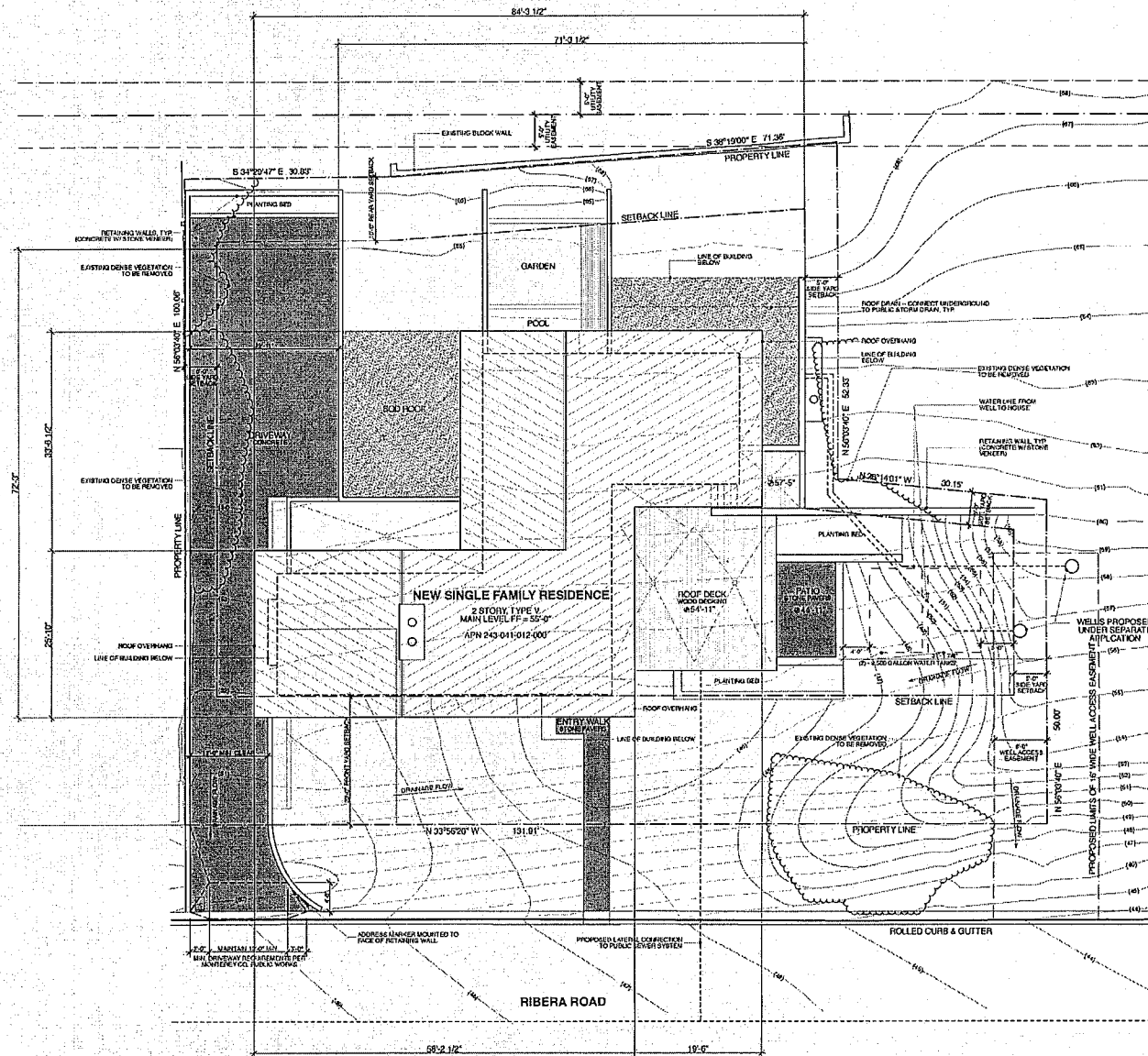
LOT SIZE 11,302 SF (0.275 ACRES)
MAX LOT COVERAGE 4,180 SF
PROPOSED LOT COVERAGE 4,180 SF
MAX FLOOR AREA 5,262 SF
PROPOSED FLOOR AREA 4,744 SF
1ST FLOOR BELOW GROUND 1,329 SF
1ST FLOOR ABOVE GROUND 1,329 SF
2ND FLOOR 2,688 SF
GARAGE 864 SF
DECKS 24' ABOVE GRADE 746 SF
RETAINING WALLS 318 LF
GARDEN WALLS 67 LF

APPLICABLE BUILDING CODES

2007 CA BUILDING CODE 2007 CA FIRE CODE
2007 CA MECHANICAL CODE 2007 CA ELECTRICAL CODE
2007 CA PLUMBING CODE 2007 CA ENERGY CODE

UTILITY NOTES

ALL WATER SERVICE TO BE PROVIDED VIA ON-SITE WELLS.
FIRE SUPPRESSION WATER TO BE PROVIDED BY CAL-JAI
ELECTRICAL SERVICE TO BE 800 AMPS TO ELECTRICAL PANEL IN MECHANICAL ROOM.
GAS SERVICE TO BE SUPPLIED BY LOCAL NATURAL GAS UTILITY. SEE ADDITIONAL NOTES REGARDING GAS PIPING IN "GENERAL NOTES," SHEET A1.1.



SITE PLAN 1
1/8" = 1'-0"

SAGAN PIECHOTA
ARCHITECT
315 Linden Street, San Francisco, CA 94102 PH: 415.551.2420 FAX: 415.551.7461



GARDEN LOT DEVELOPMENT
2030 RIBERA ROAD
CARPUELO, CALIFORNIA, CA 95022

DRAWING ISSUE		DESCRIPTION	DATE
NO.	1	PROPOSED SET	05/30/08
2	2	2-CAR LOT	05/30/08
3	3	3-CAR LOT	05/30/08
4	4	4-CAR LOT	05/30/08
5	5	5-CAR LOT	05/30/08
6	6	6-CAR LOT	05/30/08
7	7	7-CAR LOT	05/30/08
8	8	8-CAR LOT	05/30/08
9	9	9-CAR LOT	05/30/08
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92	92	92-CAR LOT	05/30/08
93	93	93-CAR LOT	05/30/08
94	94	94-CAR LOT	05/30/08
95	95	95-CAR LOT	05/30/08
96	96	96-CAR LOT	05/30/08
97	97	97-CAR LOT	05/30/08
98	98	98-CAR LOT	05/30/08
99	99	99-CAR LOT	05/30/08
100	100	100-CAR LOT	05/30/08

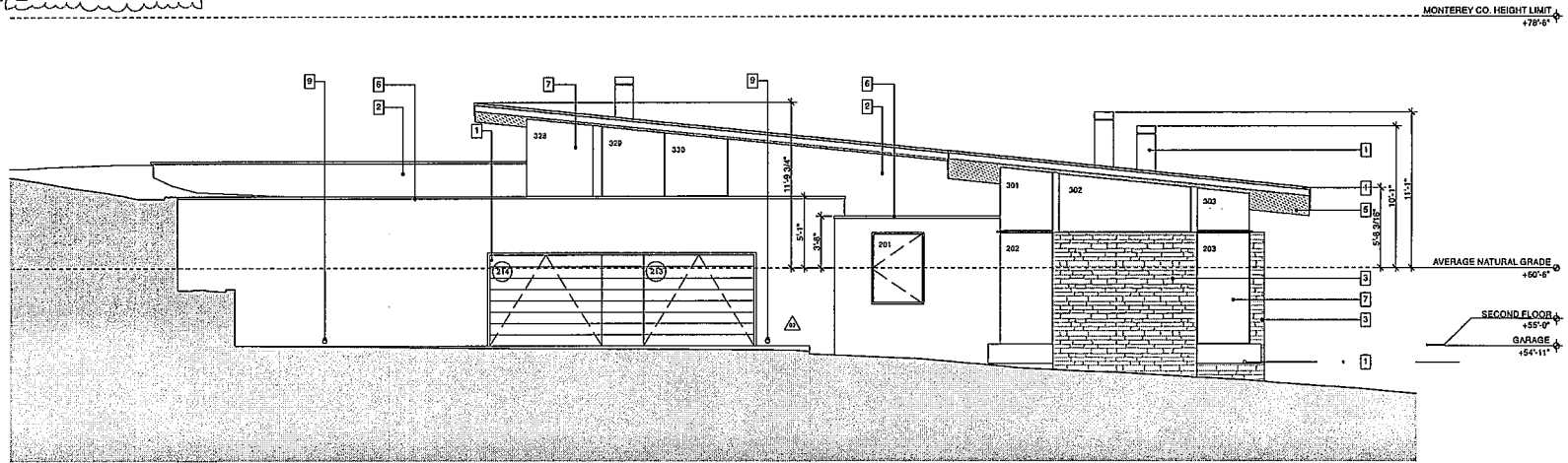
A1.1

KEYED NOTES

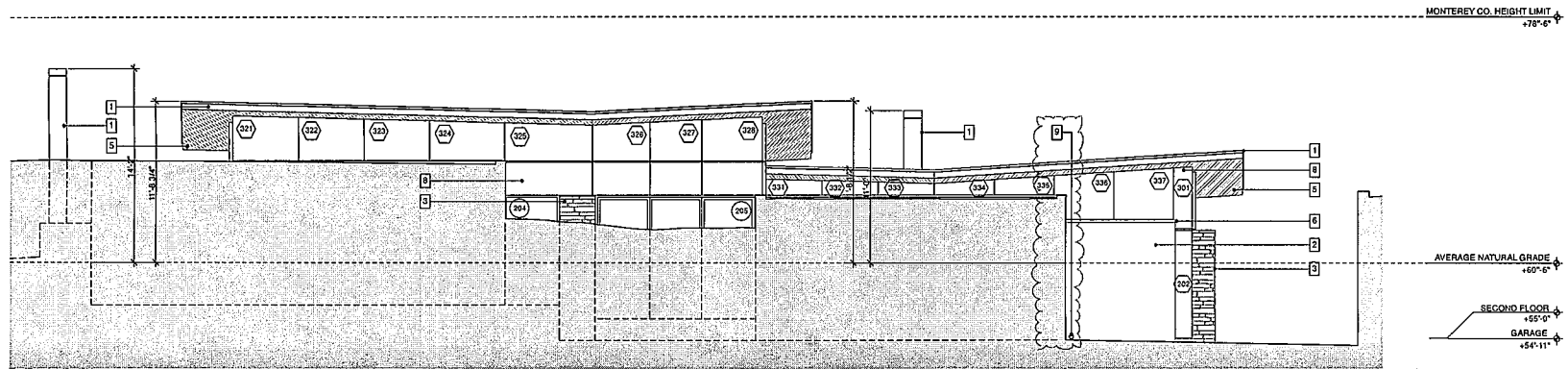
- 1 METAL CLADDING (VM ZINC, QUARTZ FINISH)
- 2 STEEL-TROWELED CEMENT STUCCO (COLOR: T8D). MINIMUM REPAIRS FOR EXT. STUCCO: 3 COATS STUCCO OVER METAL LATH AND (2) LAYERS OF GRADE 70 PAPER OR WOOD BASE SHEATHING. INSTALL WEIR SCREED AT BASE OF STUCCO SYSTEM PER WALL SECTIONS.
- 3 NATURAL STONE MASONRY VENEER ("IRONWOOD" SANDSTONE)
- 4 CLEAR TEMPERED GLASS GUARDRAIL
- 5 WOOD SOFFIT (SPECIES: IPE OR MERANTI, CLEAR MATTE SEALANT)
- 6 METAL WALL CAP (VM ZINC, QUARTZ FINISH)
- 7 ALUMINUM AND GLASS WINDOW SYSTEM
- 8 STANDING SEAM METAL ROOFING (VM ZINC, QUARTZ FINISH)



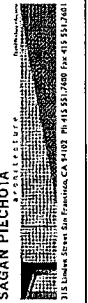
9 3" OVERFLOW DRAIN OUTLET



NORTH ELEVATION 2
1/4" = 1'-0"



EAST ELEVATION 1
1/4" = 1'-0"



GARDEN LOT DEVELOPMENT
SEA RIVERA ROAD
CARMEL MEADOWS, CA 95023

DRAWING REVISION	DATE	DESCRIPTION
1	09/30/09	PROPOSED SET
2	09/30/09	REVISIONS
3	09/30/09	REVISIONS
4	09/30/09	REVISIONS
5	09/30/09	REVISIONS
6	09/30/09	REVISIONS
7	09/30/09	REVISIONS
8	09/30/09	REVISIONS
9	09/30/09	REVISIONS

EXTERIOR ELEVATIONS

A3.1

KEYED NOTES

- 1 METAL CLADDING (VM ZINC, QUARTZ FINISH)
- 2 STEEL-TROWELED CEMENT STUCCO (COLOR: T801, MINIMUM REPAIRS FOR EXT. STUCCO; 5 COATS STUCCO OVER METAL LATH AND (2) LAYERS OF GRADE 7 PAPER ON WOOD BASE SHEATHING. INSTALL WEIR SCREEN AT BASE OF STUCCO SYSTEM PER WALL SECTIONS.
- 3 NATURAL STONE MASONRY VENEER ("IRONWOOD" SANDSTONE)
- 4 CLEAR TEMPERED GLASS GUARDRAIL
- 5 WOOD SOFFIT (SPECIES: IPE OR MERANTI, CLEAR MATTE SEALANT)
- 6 METAL WALL CAP (VM ZINC, QUARTZ FINISH)
- 7 ALUMINUM AND GLASS WINDOW SYSTEM
- 8 STANDING SEAM METAL ROOFING (VM ZINC, QUARTZ FINISH)

9 3" OVERFLOW DRAIN OUTLET

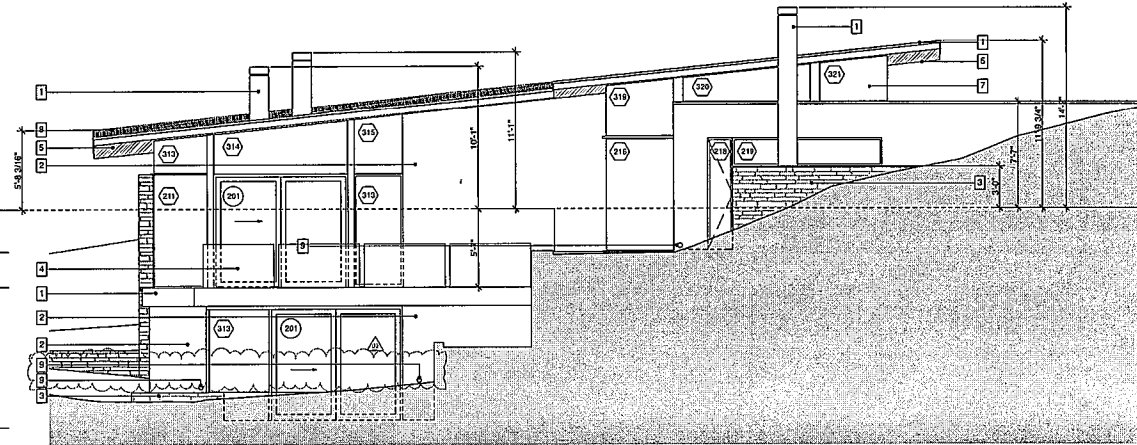
MONTEREY CO. HEIGHT LIMIT
+78'-0"

AVERAGE NATURAL GRADE
+60'-0"

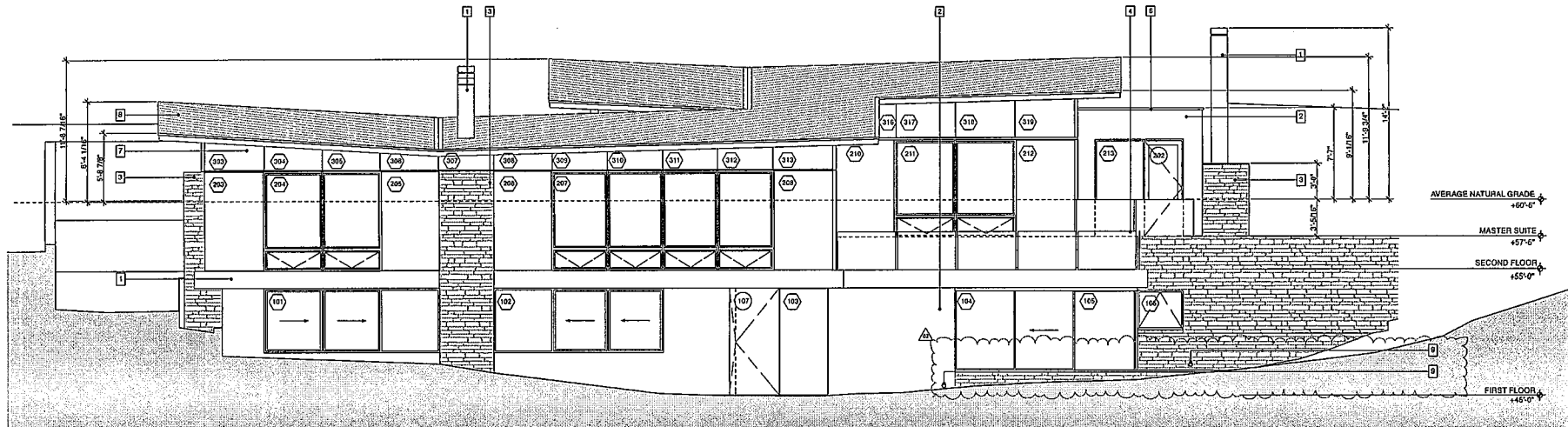
MASTER SUITE
+57'-0"

SECOND FLOOR
+55'-0"

FIRST FLOOR
+45'-0"



SOUTH ELEVATION 2
1/4" = 1'-0"



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

SAGAN PIECHOTA
ARCHITECT
315 SANTA FE AVENUE, SAN FRANCISCO, CA 94102 PH 415.351.2425 FAX 415.351.2461

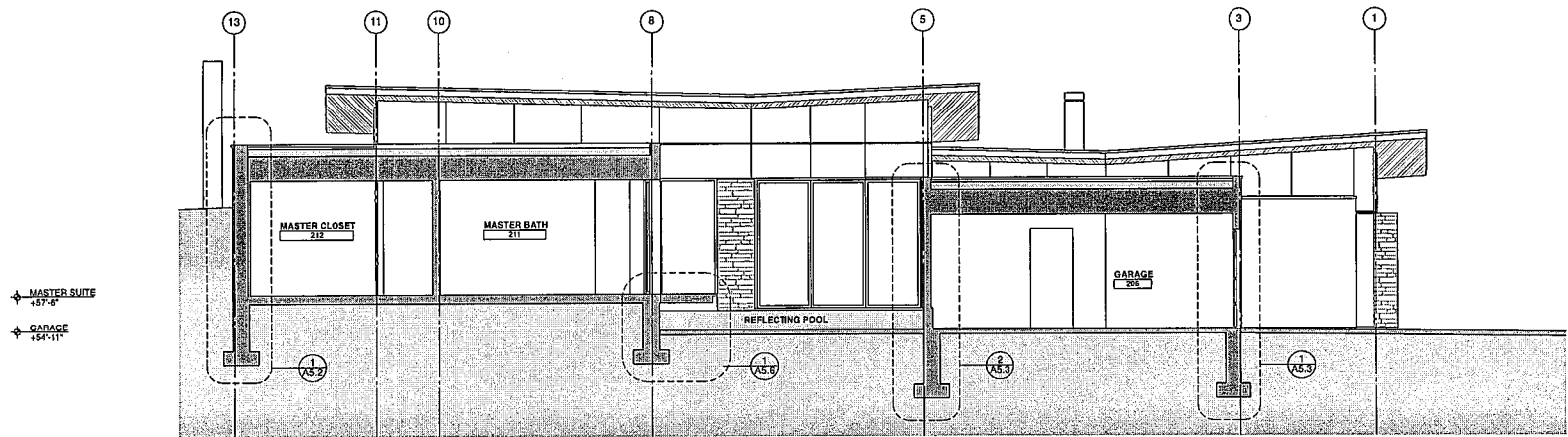


GARDEN LOT DEVELOPMENT
8830 RIBERA ROAD
DANIEL MEADOWS, CA 93923

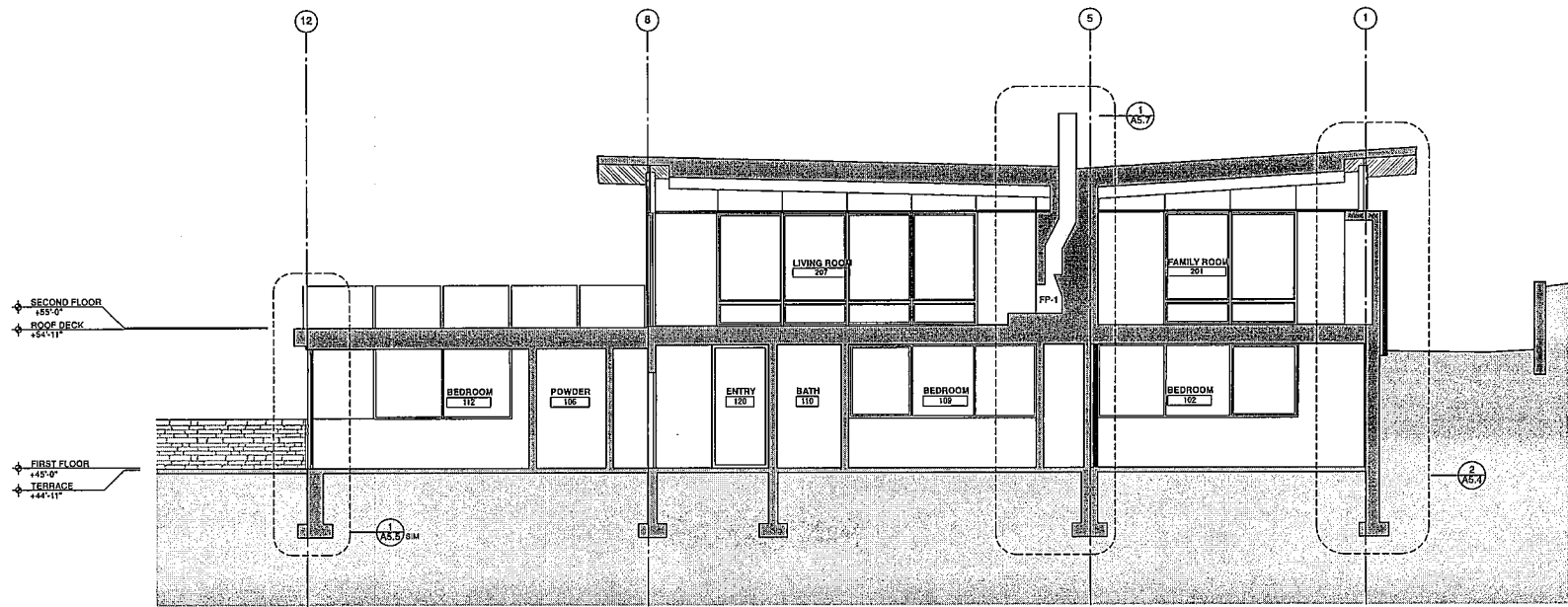
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PROGRAMS SET			
CHECK SET			
1			BUILDING EXIST. SUBMITTAL
2			BUILDING EXIST. SUBMITTAL
3			LANDSCAPE EXIST. SUBMITTAL

DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE
SCALE	SCALE	SCALE	SCALE

A3.2



BUILDING SECTION B 2
1/4" = 1'-0"



BUILDING SECTION A 1
1/4" = 1'-0"

SAGAN PIECHOTA
ARCHITECT

315 Linden Street San Francisco, CA 94102 Tel: 415.551.7400 Fax: 415.551.7461

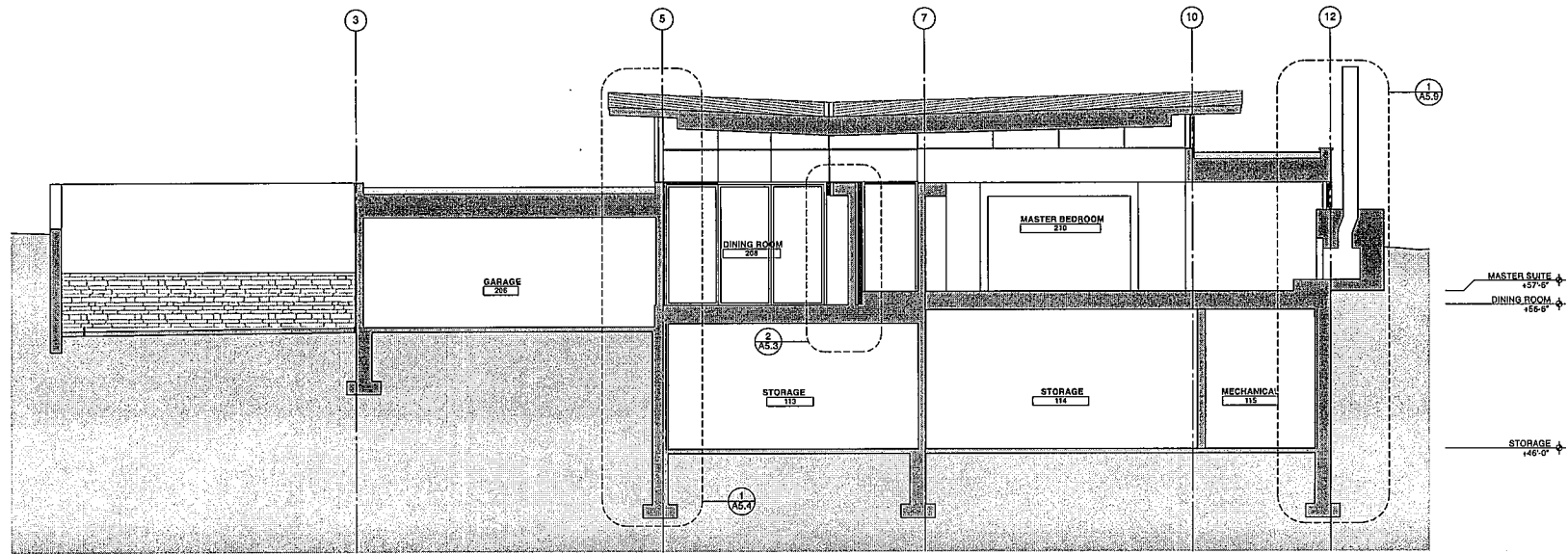
NO. 020710
REIN. 09.30.2007

GARDEN LOT DEVELOPMENT
2800 RIBERA ROAD
DANIEL MEADOWS, CA 94023

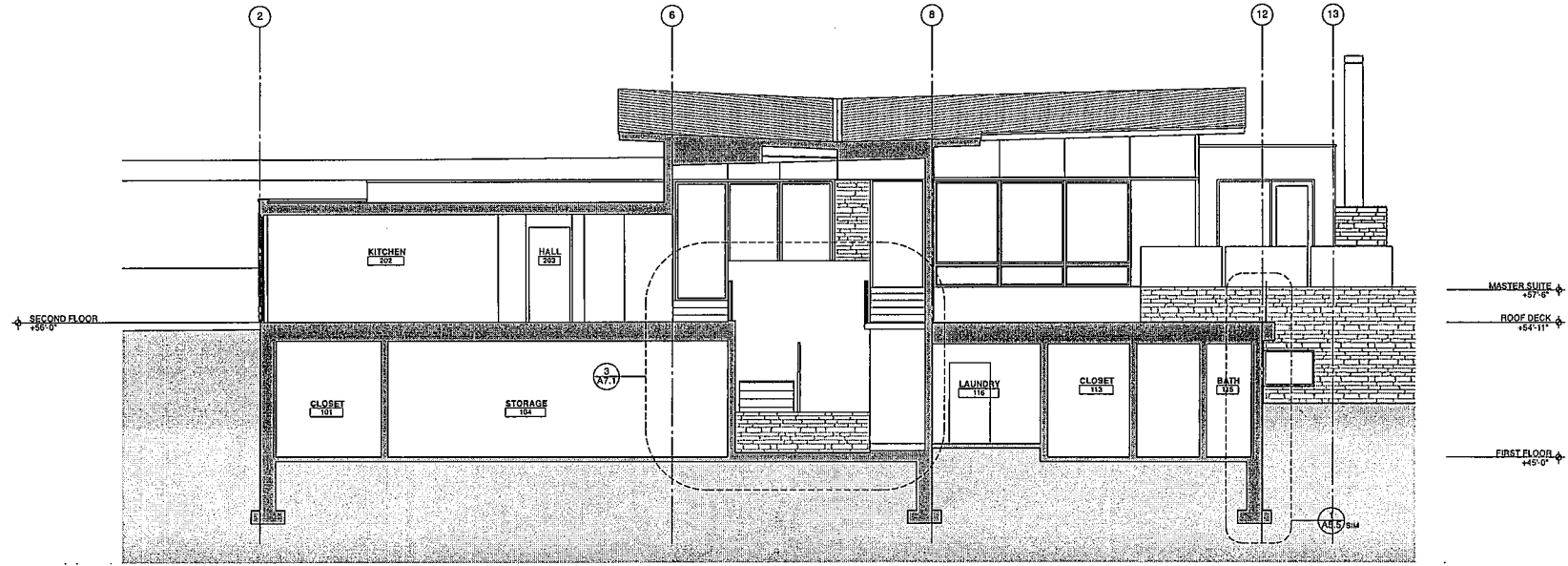
DATE: 09/09
DRAWING BY: AP
CHECKED BY: DP
SCALE: AS NOTED

BUILDING SECTIONS

A4.1

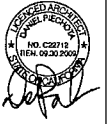


BUILDING SECTION D-2
1/4" = 1'-0"



BUILDING SECTION C-1
1/4" = 1'-0"

SAGAN PIECHOTA
ARCHITECTS
315 Linden Street San Francisco, CA 94102 Ph: 415.551.7488 Fax: 415.551.7481

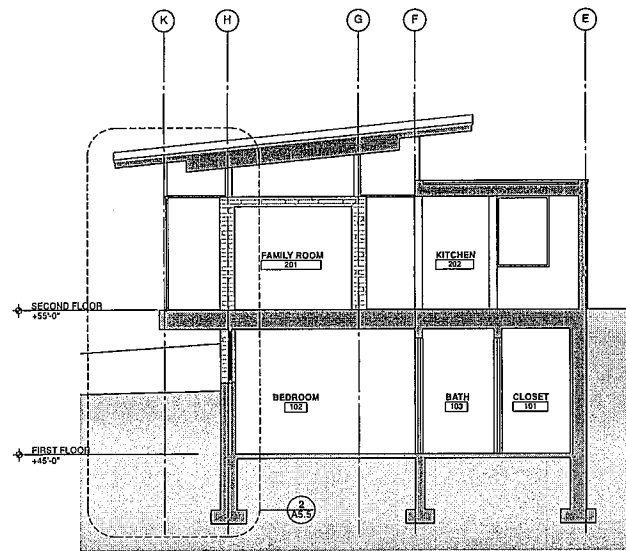


GARDEN LOT DEVELOPMENT
859 BIERBA ROAD
CARMEL MEADOWS, CA 93923

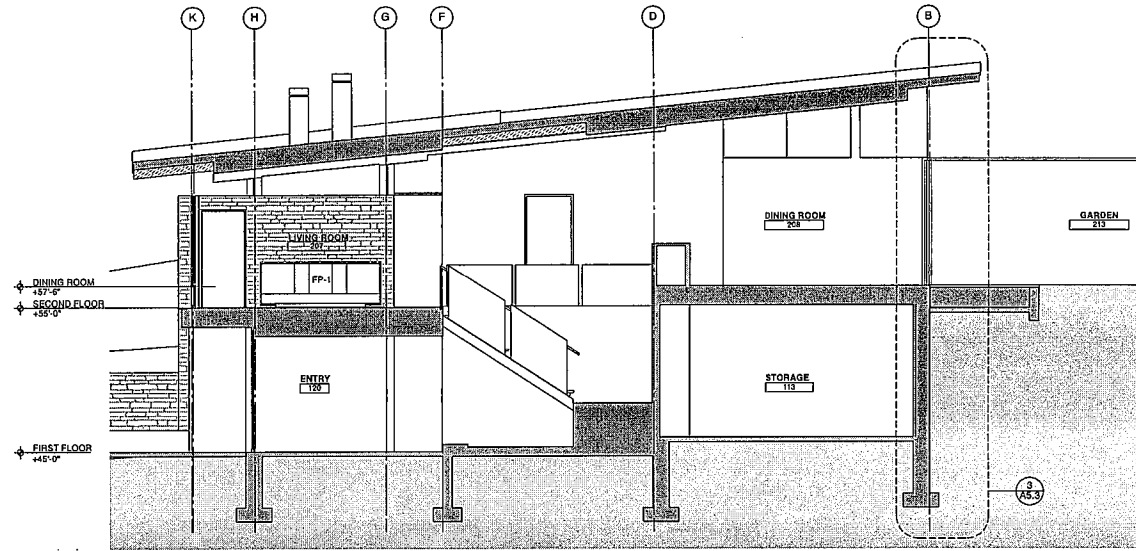
DRAWING ISSUE	DATE	DESCRIPTION
AS	10/08	PROJECT SET
1	10/08	CHECK SET
2	02/08	BUILDING DEPT. SUBMITTAL
3	06/08	BUILDING DEPT. SUBMITTAL
4	11/08	BUILDING DEPT. SUBMITTAL
5	03/11	PLANNING DEPT. SUBMITTAL

BUILDING SECTIONS

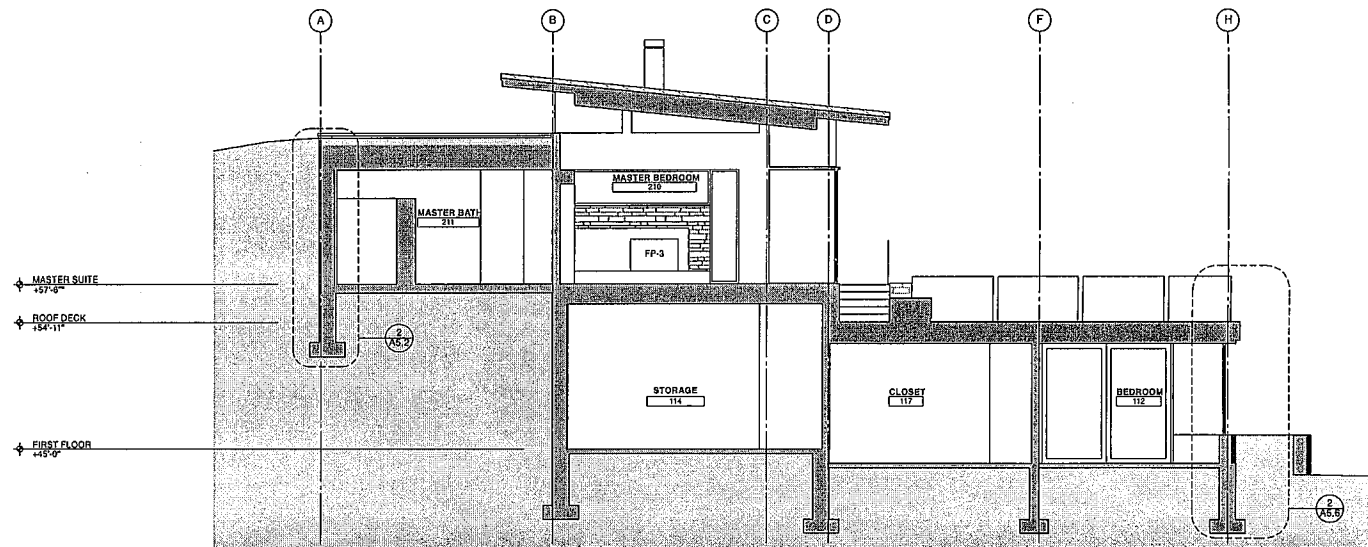
A4.2



BUILDING SECTION G 3
1/4" = 1'-0"



BUILDING SECTION F 2
1/4" = 1'-0"



BUILDING SECTION E 1
1/4" = 1'-0"

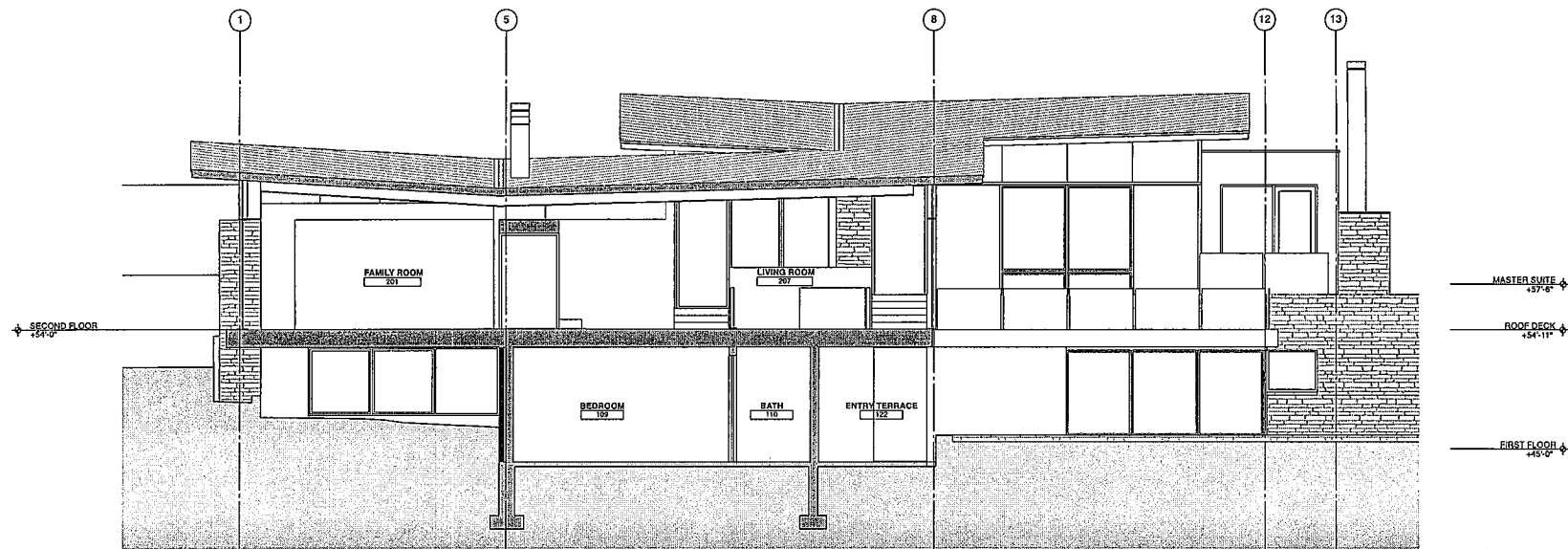
SAGAN PIECHOTA
ARCHITECTS
315 Linden Street San Francisco, CA 94102 Tel: 415 581-2488 Fax: 415 581-2481



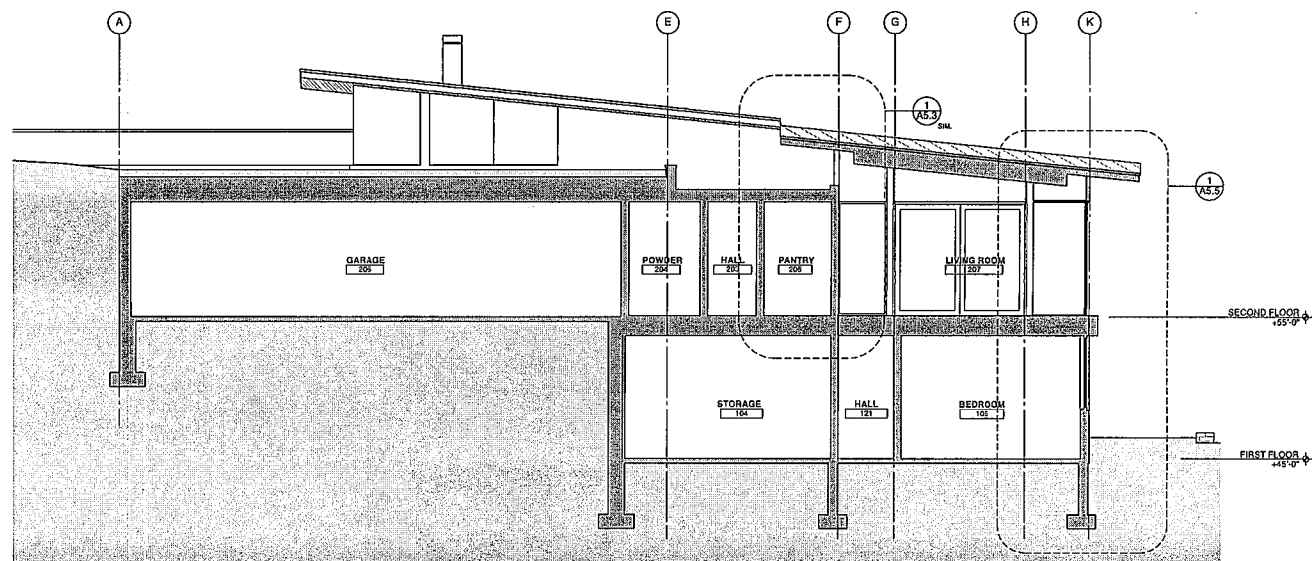
GARDEN LOT DEVELOPMENT
2800 RIBERA ROAD
CARMEL, CALIFORNIA, CA 95023

DRAWING SCALE		DESCRIPTION	
NO.	DATE	DESCRIPTION	DATE
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2	04/08/08	CHECK SET	
3	04/08/08	REVISIONS	
4	04/08/08	REVISIONS	
5	04/08/08	REVISIONS	
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7	04/08/08	REVISIONS	
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98	04/08/08	REVISIONS	
99	04/08/08	REVISIONS	
100	04/08/08	REVISIONS	

A4.3



BUILDING SECTION J 2
1/4" = 1'-0"



BUILDING SECTION H 1
1/4" = 1'-0"

SAGAN PIECHOTA
ARCHITECT
315 Union Street San Francisco, CA 94103
PH: 415.551.7468 FAX: 415.551.7461

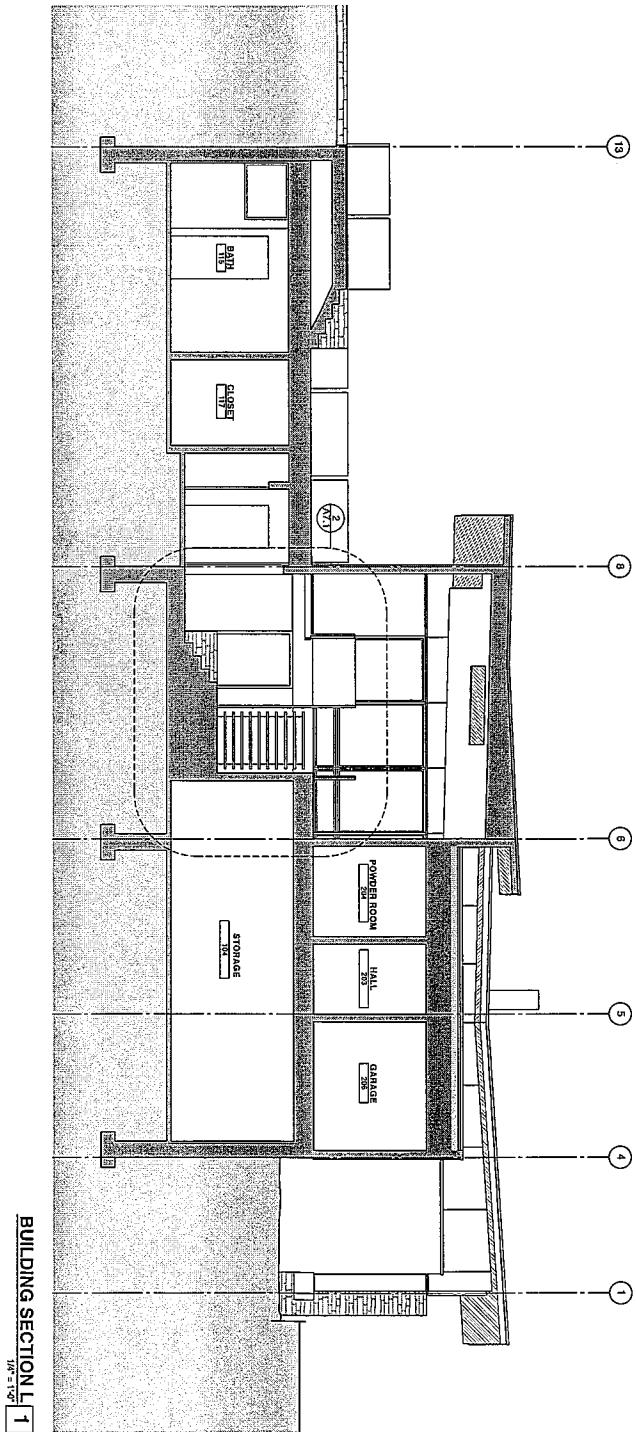


GARDEN LOT DEVELOPMENT
2626 RIBERA ROAD
CARMEL, MEADOWS, CA 93923

DATE	DESCRIPTION
10/10/08	PRELIMINARY SET
11/10/08	CHECK SET
12/10/08	BUILDING DEPT. SUBMITTAL
1/11/09	BUILDING DEPT. SUBMITTAL
3/11/11	PLUMBING DEPT. SUBMITTAL

BUILDING SECTIONS

A4.4



BUILDING SECTION L-1
1/8" = 1'-0"

A4.5


BUILDING SECTIONS

DATE: 1/9/09	DRAWING BY: AP
SCALE: AS NOTED	CHECKED BY: DP


DRAWING ISSUES:

NO.	DATE	DESCRIPTION
01/09/09		PROGRESS SET
01/16/09		CHECKED
02/09/09		BUILDING DEPT. SUBMITTAL
08/20/09		BUILDING DEPT. SUBMITTAL
11/15/09		BUILDING DEPT. SUBMITTAL
3/23/11		PLANNING DEPT. SUBMITTAL

GARDEN LOT DEVELOPMENT
2630 RIBERA ROAD
CARMEL MEADOWS, CA 93823



SAGAN PIECHOTA
ARCHITECT



315 Linden Street San Francisco, CA 94102 PH 415 551.7400 Fax 415 551.7401

CARMEL AREA

CARMEL BY-THE-SEA



APPLICANT: HEAD

APN: 243-041-015-000

FILE # PLN040671

Water



2500' Limit



300' Limit



City Limits



0 1,000
Feet



EXHIBIT **C**

PLANNER: LAWRENCE

EXHIBIT D
Action by Land Use Advisory Committee
Project Referral Sheet

Planning & Building Inspection Department
2620 First Ave
Marina, California
(831) 883-7500

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by Monday, February 07, 2005.

Project Title: HEAD STEVEN L ET AL

Item continued from 1/3/05 meeting

File Number: PLN040671

File Type: ZA

Planner: BECKER

Location: 9999

Project Description:

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A NEW 4,943 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE, SUBTERRANEAN BASEMENT AND GRADING (3,620 CUBIC YARDS OF CUT) ON A VACANT LEGAL LOT OF RECORD; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A COASTAL ADMINISTRATIVE PERMIT FOR A PERMANENT WELL. THE PROPERTY IS LOCATED AT 2630 RIBERA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 243-041-012-000), CARMEL MEADOWS AREA, COASTAL ZONE.

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

Steve Head, owner Jim Fletcher - contractor

PUBLIC COMMENT:

Ted Nash, neighbor to the left (north) of this project was concerned as to whether the well proposed for this parcel could provide enough water to be sustainable for the needs house and how was this calculated. Depending on the flow of water from the well it may be necessary to install a holding tank. That will be decided when the test well is drilled and water flow is calculated.

Andy Popadiuk, neighbor to the rear of this project stated he had met with the applicant and carefully gone over the plans in regards to wished concerns from the Popadiuk living room. He seemed satisfied.

AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

The architectural style of the proposed home is distinctly modern with clean lines and large areas of glass. It has been carefully sited and set into the slope of the lot so as to be subordinate to the landscape in this location. There are other homes in the vicinity that are of this same character. Use of natural stone materials, copper roofing (which will turn brown) and stucco walls will allow the home to blend with the natural surroundings.

Good planting on a portion of the roof top will also help the home to blend with the natural terrain.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

The setback regulations have been met as well as height restrictions. Lot coverage and FAR conform to regulations.

Advisory Committee members were concerned about the color of shaded glass to be used. The turquoise tinted glass could have impacts from the Hwy. 1 scenic corridor but applicant has stated they would hope to use a gray tinted glass, making the house less visible.

The darkly shaded portions of the parcel as shown on pg. A1-3 are areas where the slope is 30% or greater, and where additional fill may be placed. Additional retaining walls may be needed in these areas to prevent erosion of soils, and future drainage problems.

All outdoor lighting must be shaded and down cast.

ADDITIONAL LUAC COMMENTS:

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuance):

Davis - Motion to approve plans as submitted with the condition that applicant return for review of wall color, stone materials, and glazing (window glass) color.

Wald - 2nd to motion.

CONCUR WITH RECOMMENDATION:

AYES: 5 (Weber, Berry, Davis, Wald, Rawler)

NOES: None

ABSENT: 1 - Melcar

ABSTAIN: None

MEETING ADJOURNED AT: 5:50 pm

MINUTES
Carmel Unincorporated/Highlands Land Use Advisory Committee
Monday, February 7, 2005

1. Meeting called to order 4:04

2. Members Present: Weber, Perry, Davis, Wald, Rainer

3. Members Absent: McKeen -

4. Approval of Minutes: Motion: Davis (LUAC Member's Name)
Jan. 3, 2005
Minutes

Second: Perry (LUAC Member's Name)

Ayes: 5

Noes: ~~0~~ None

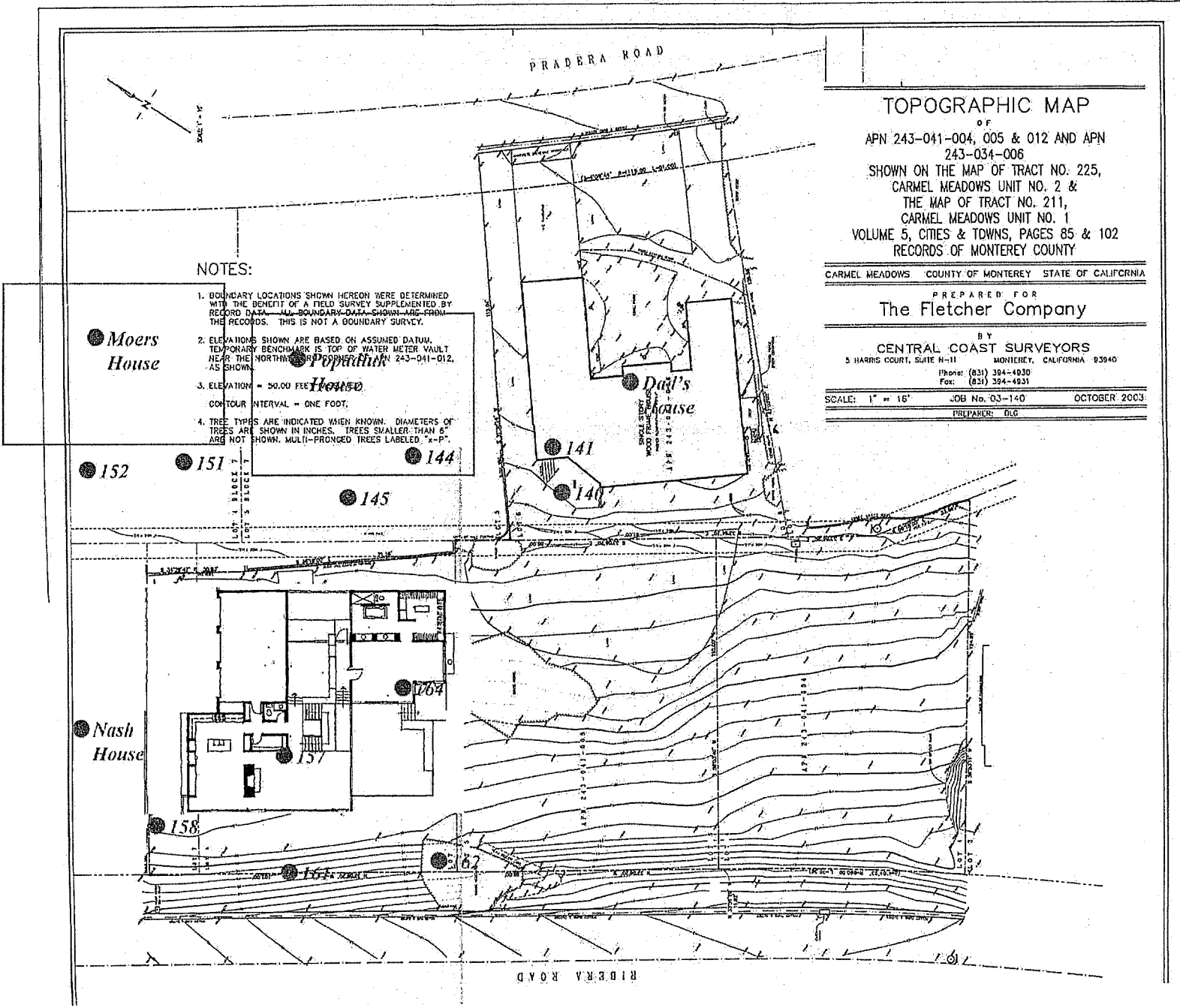
Absent: 1 absent - McKeen

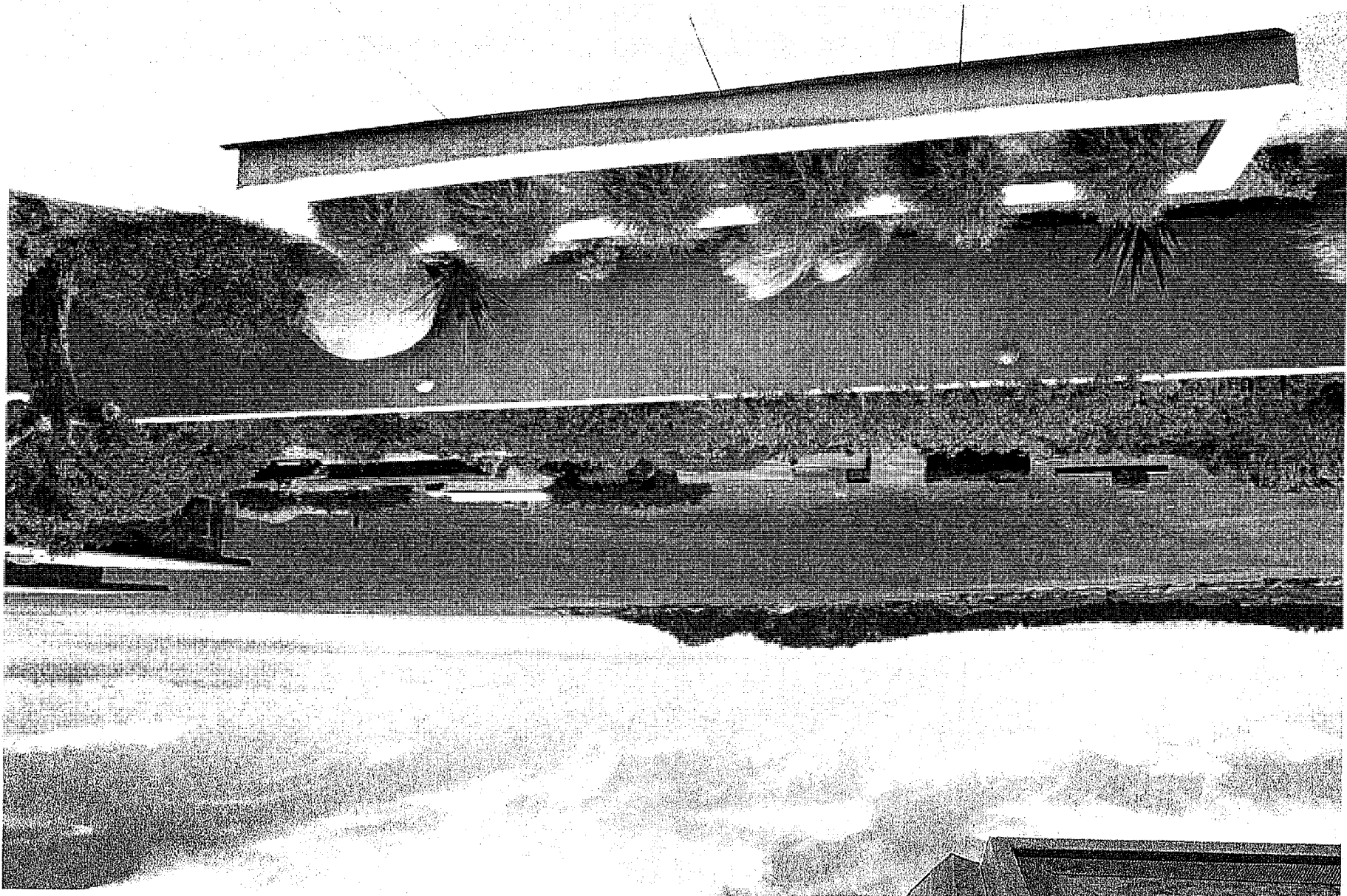
Abstain: ~~0~~ None

5. Public Comments: None

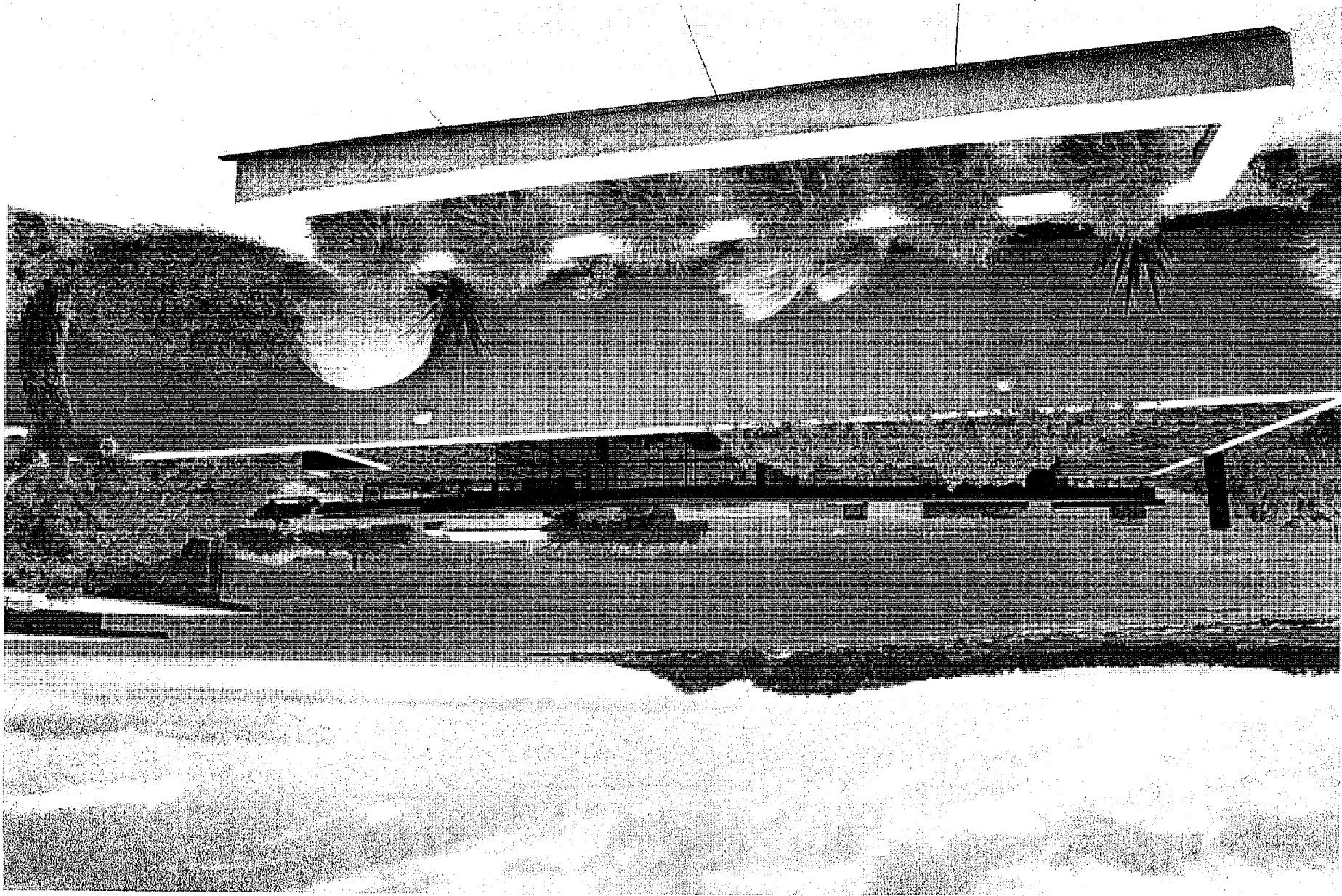
6. Other Items: A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects/Applications

None





View from Popadiuk House (145) without house

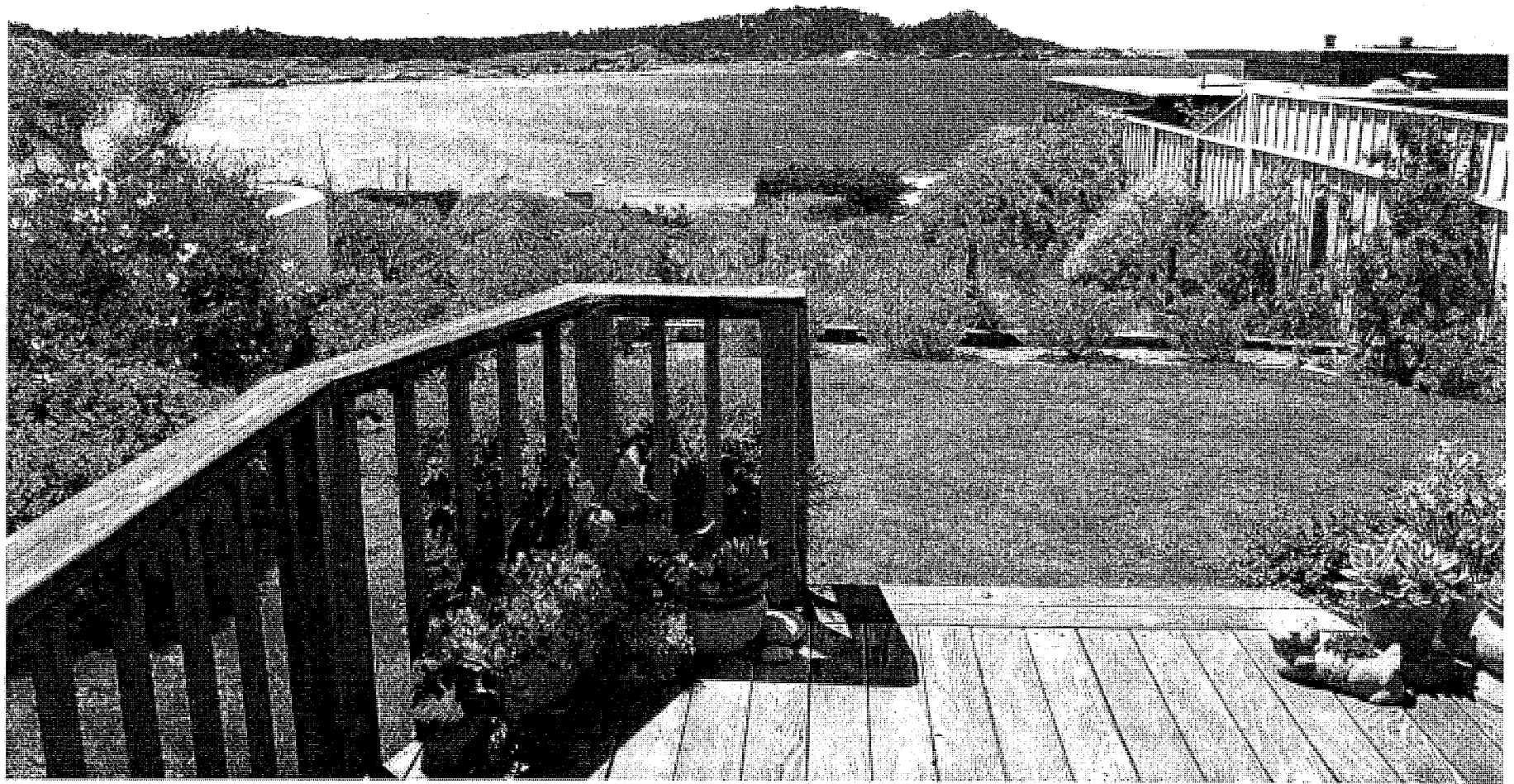


View from Popadink House (145)

with house

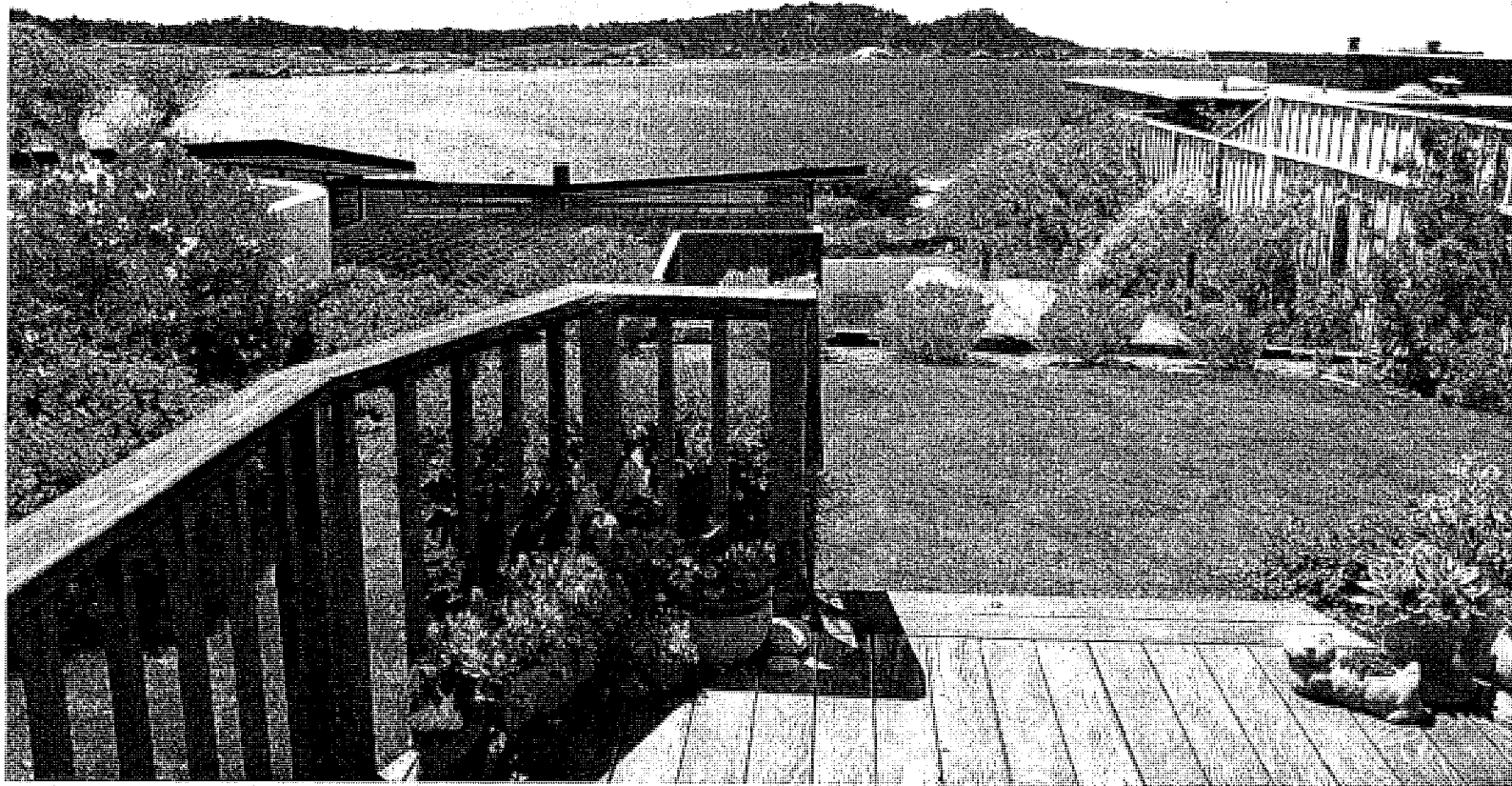
View from Moers' Porch (151)

without house



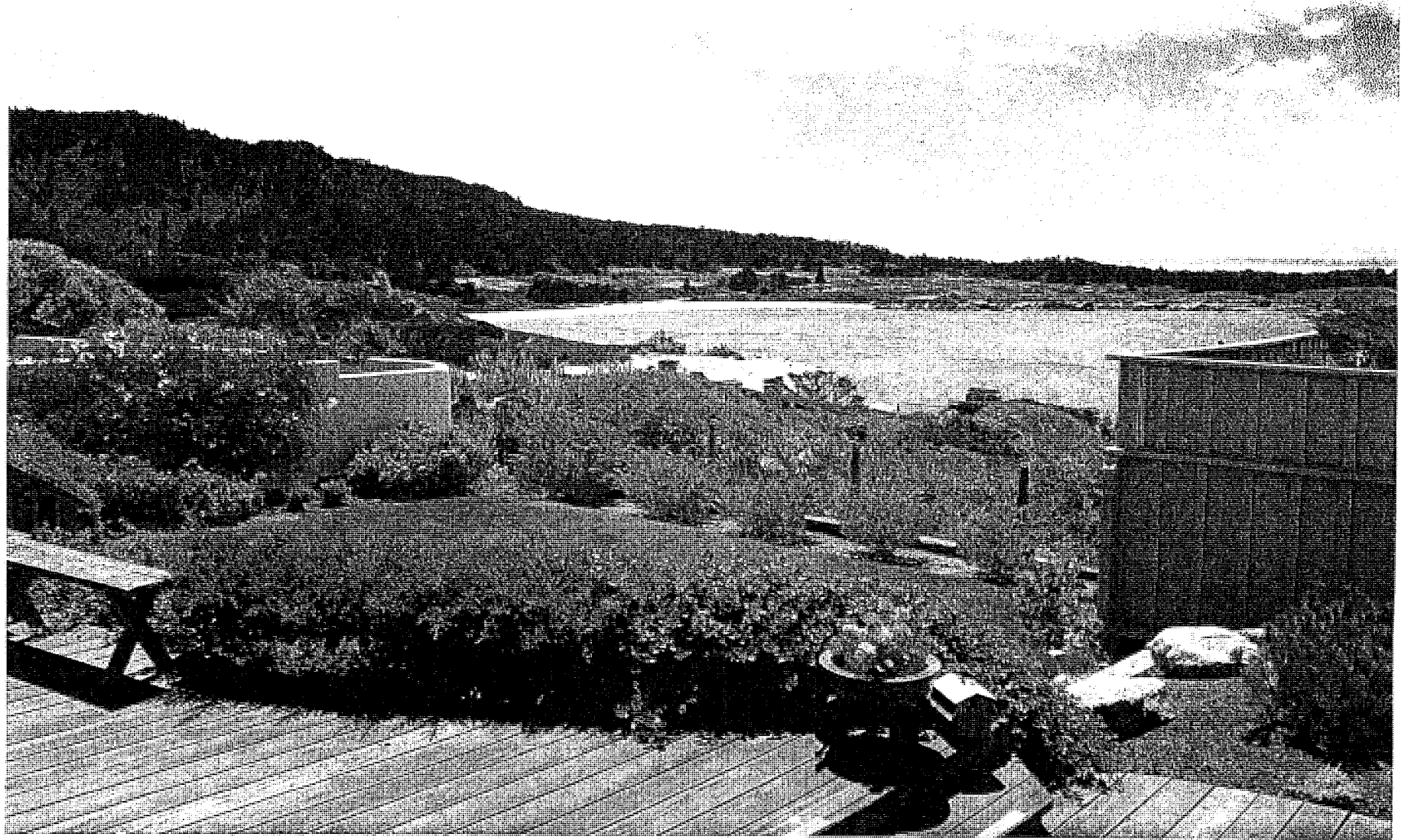
View from Moers' Porch (151)

with house



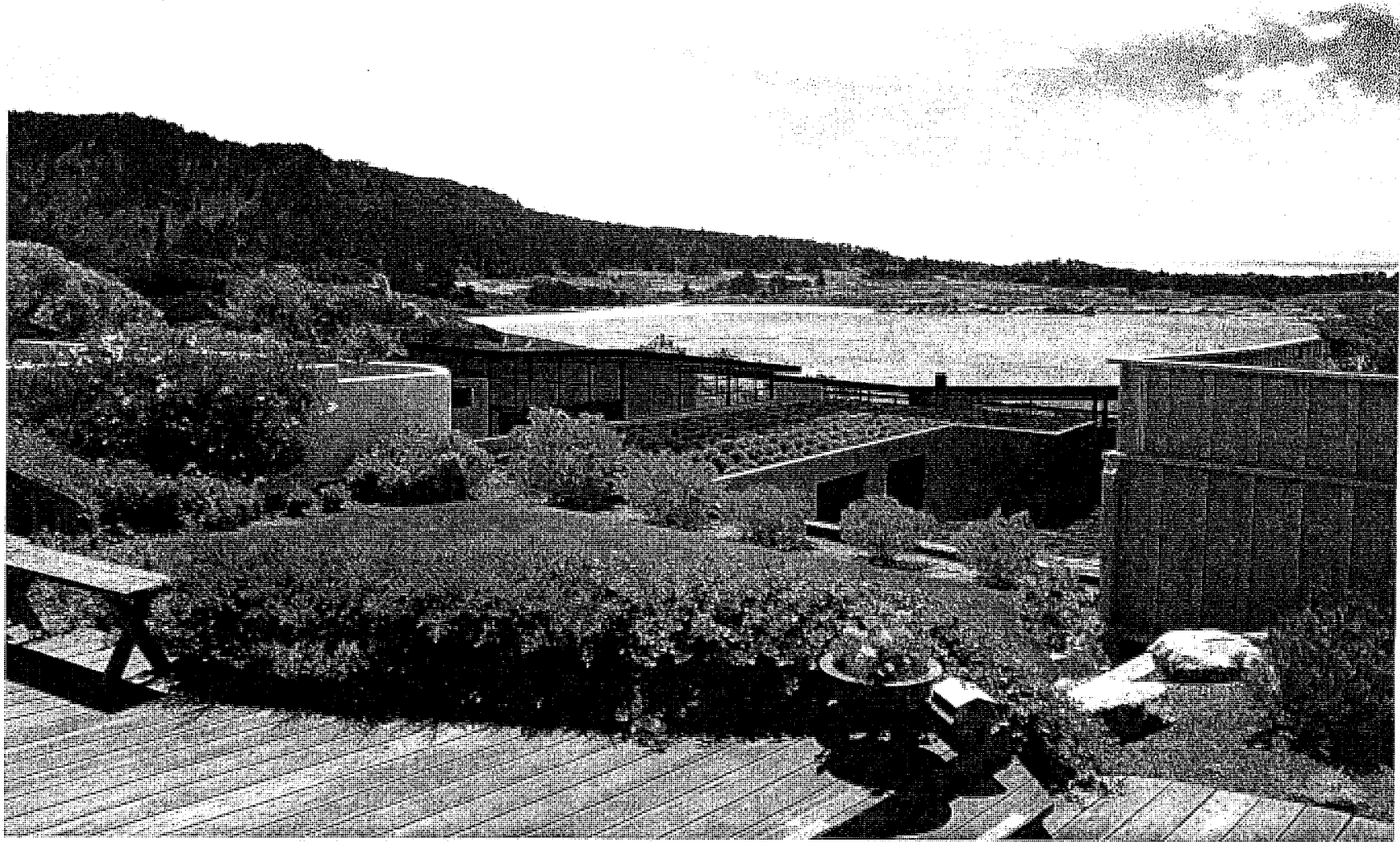
View from Moers' House (152)

without house



View from Moers' House (152)

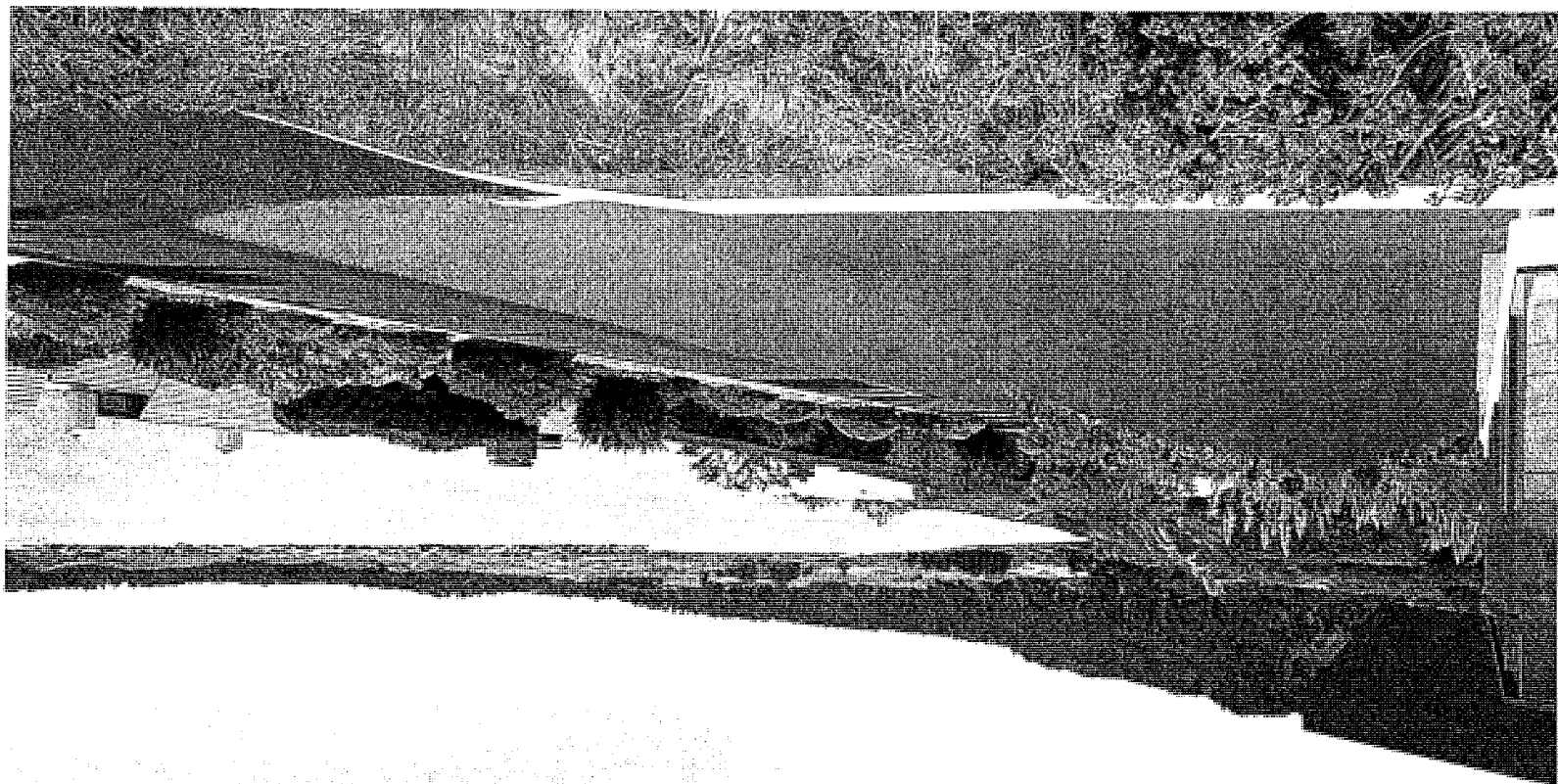
with house





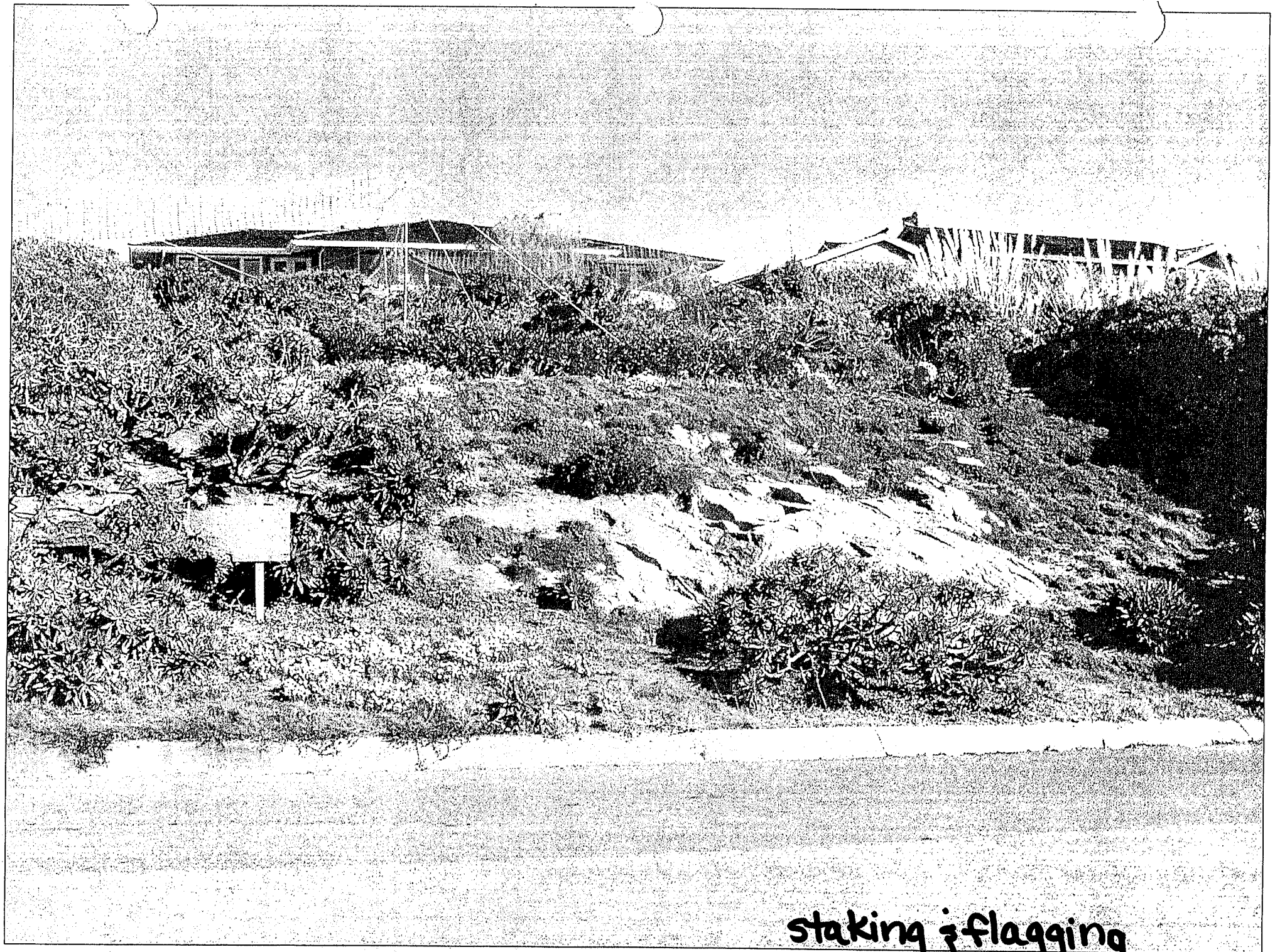
without house / yard

View from Nash House (158)



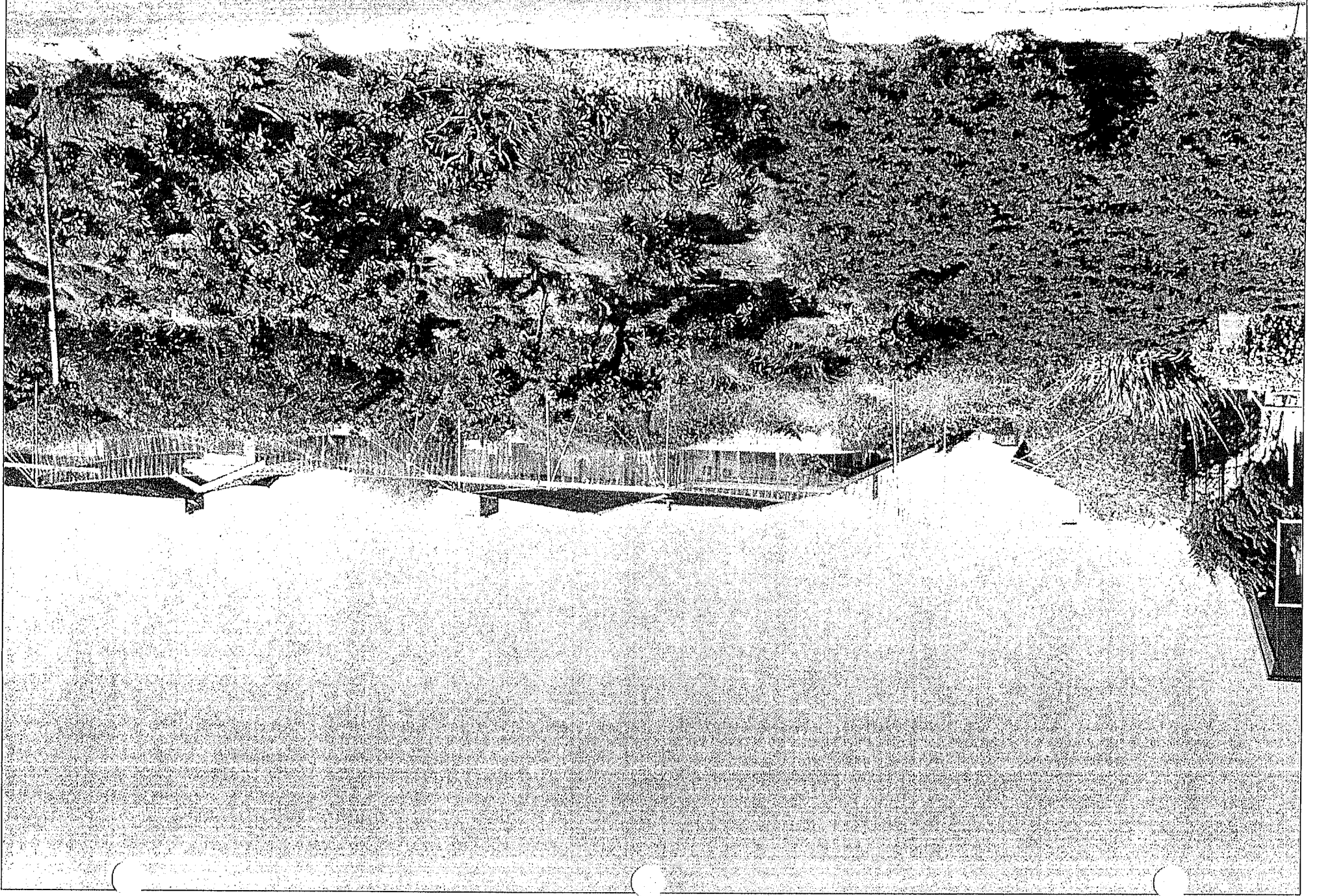
View from Nash House (158)

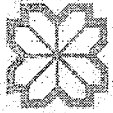
with house/yard



staking & flagging

staking and flagging





The Fletcher Company

January 25, 2005

Mr. Brett C. Becker
Associate Planner
Monterey County Planning & Building Department
2620 First Avenue
Marina, CA 93933

Re: 30% Slope Exception for PLN040671

Dear Brett,

Pursuant to your letter of January 5, 2005 this letter is in response to our need for an exception from the 30% slope development for the above referenced application. The parcel in question is an existing legal lot (subject to a yet to be finalized lot line adjustment - PLN040091) located in the Carmel Meadows area of Carmel. The address is 2630 Ribera Road, Carmel, CA 93923.

The justification for an exception is based upon several criteria:

1. "No available alternative location for development exist on the property with slopes less than 30%". This is true. Since the developable area of the parcel is between 12-15 feet above the street, there is no way to access the buildable area without impacting the front facing slopes that exceed 30%.
2. By accessing the buildable area as proposed, we are able to position the house at a final finished floor elevation that minimizes the impact on surrounding properties. I have previously provided renderings from every perspective that show how we have tried to be sensitive to views of our neighbors. By allowing us to access the buildable area through the 30% slope area, we are able to lower the house in such a way as to preserve views and maximize the objectives of the General and Coastal Implementation Plans.

In summary, because of the configuration of the property and the location of the buildable areas, the only sensitive and reasonable solution requires impacting a section of 30% slopes. The benefits derived from the proposed siting of the home clearly justify an exception from the 30% slope policy. Please don't hesitate to call me at (831) 901-1507 if you have any questions. Thank you for your attention to this matter.

Very truly yours,


James W. Fletcher