

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 28, 2011	Time: 1:35 P.M	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square foot attached garage and retaining walls and the construction of a three-story 1,800 square foot single family dwelling with a 375 square foot below ground one-car garage, a 118.7 square foot entry walk, a 56 square foot covered porch, a 44.8 square foot east patio, a 373.4 square foot west patio and stairs, a 29.1 square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Administrative Permit to allow parking within the required front setback. Colors and materials to consist of light beige cement plaster for the body, beige trim, light and medium beige stone veneer, and a Spanish tile roof.		
Project Location: 2561 15 th Avenue, Carmel	APN: 009-402-003-000	
Planning File Number: PLN100641	Owner: OK Sweetheart, LLC (Straine) Agent: Mandurrago, Mandurrago, & Sullivan	
Planning Area: Carmel Area Land Use Plan	Flagged and staked: Yes	
Zoning Designation: MDR/2-D (18)(CZ) [Medium Density Residential, 2 units per acre with a Design Control overlay district, 18-foot height limit (Coastal Zone)]		
CEQA Action: Categorically exempt pursuant to CEQA Guideline Section 15302		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Categorically exempt the project from environmental review pursuant to CEQA Guideline Section 15302; and
- 2) Approve PLN100641, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The subject property is located at 2561 15th Avenue, Carmel and is zoned Medium Density Residential, two units per acre with a Design Control overlay district, and an 18-foot height limit, Coastal Zone [MDR/2-D(18)(CZ)]. The proposed project includes demolition of a 973 square foot single family dwelling and 171 square foot attached garage and construction of a 1,800 square foot two-story single family and a 375 square foot underground garage. The project includes grading of approximately 450 cubic yards of grading (350 cubic yards of cut, 100 cubic yards of fill).

Due to the property's zoning and policies of the Carmel Area Land Use Plan, the project requires a Coastal Administrative Permit and Design Approval for the demolition and construction of the single family dwelling. Since the project is located within 750 feet of a known archaeological resource, a Coastal Development Permit is required for the proposed development. The applicant also proposes one uncovered parking space within the front setback, requiring an additional Coastal Administrative Permit. Tree removal will be involved. Although the trees are large in size, they are not protected and no entitlement is required for their removal. Project issues regarding soils, vegetation removal, and archaeology have been identified and are discussed in detail within **Exhibit B** of the staff report.

CEQA Guidelines exempts demolition and construction of single family dwellings. No unusual circumstances were identified to exist on the property or for the proposed project. Therefore, the project is found to be categorically exempt from environmental review.

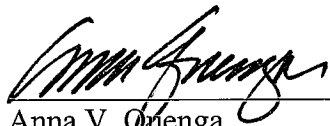
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District
- California Coastal Commission

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

The project was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review on February 22, 2011. The LUAC supported the project by a unanimous vote with suggested changes of incorporating more subtle colors and bullnose the window trims. See attached **Exhibit E**.

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



Anna V. Quenga
(831) 755-5175, quengaav@co.monterey.ca.us
April 4, 2011

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission;; Laura Lawrence, Planning Services Manager; Anna V. Quenga, Project Planner; Carol Allen, Senior Secretary; OK Sweetheart LLC, Owner; Mandurrago, Mandurrago, & Sullivan, Agent; Samuel and Helen Breck, neighbors; Planning File PLN100641.

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

This report was reviewed by Laura Lawrence, Planning Services Manager



EXHIBIT A

Project Data Sheet for PLN100641

Project Title: OK SWEETHEART, LLC

Location: 2561 15TH AVENUE
CARMEL

Primary APN: 009-402-003-000

Applicable Plan: CARMEL AREA LUP

Coastal Zone: YES

Permit Type: CDP

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

Environmental Status: EXEMPT PER 15302

Plan Designation: Medium Density Residential

Advisory Committee: CARMEL
UNINCORPORATED/
HIGHLANDS

Final Action Deadline (884): 5/3/2011

Project Site Data:

Lot Size: 4,000 SQ FT

Coverage Allowed: 35%

Coverage Proposed: 35%

Existing Structures (SF): 1,144 SQ FT

Height Allowed: 18 FEET

Proposed Structures (SF): 2,175 SQ FT

Height Proposed: 18 FEET

Total SF: 2,175 SQ FT

Floor Area Ratio Allowed: 45%

Floor Area Ratio Proposed: 45%

Resource Zones and Reports:

Environmentally Sensitive Habitat: N/A

Erosion Hazard Zone: HIGH

Biological Report #: N/A

Soils Report #: LIB110124

Forest Management Rpt. #: LIB110125

Archaeological Sensitivity Zone: HIGH

Geologic Hazard Zone: UNDETERMINED

Archaeological Report #: LIB110126

Geologic Report #: N/A

Fire Hazard Zone: URBAN

Historic Report #: LIB110122

Other Information:

Water Source: PUBLIC

Sewage Disposal (method): SEWER

Water Dist/Co: CAL AM

Sewer District Name: CAWD

Fire District: CYPRESS FPD

Total Grading (cubic yds.): 350 YDS³ CUT
100 YDS³ FILL

Tree Removal: 2 MONTEREY CYPRESS
TREES

EXHIBIT B

PROJECT DISCUSSION

Project Overview

The subject property is located at 2561 15th Avenue, Carmel Point Area (Assessor's Parcel Number 009-402-003-000) and is subject to the Carmel Area Land Use Plan. The site is improved, containing a 973 square foot single family dwelling with a 171 square foot attached garage setback less than two feet from the front property line. The site is heavily landscaped with paved walks and various retaining walls and planters in the front and rear yards. The structures were constructed in 1926; however, they contains no historical significance. The parcel is zoned Medium Density Residential, 2 units per acre, Design Control District, 18-foot height limit (Coastal Zone).

The proposed project includes the demolition of the existing single family dwelling and garage, and construction of an 1,800 square foot split-level single family dwelling and 375 square foot garage. The main floor contains most of the living space, with the master bedroom and bathroom located at the upper floor, and the garage below grade. A large patio is proposed at the western elevation, a smaller patio at the east, with various planters and flatwork throughout. The project involves associated grading, consisting of approximately 450 cubic yards of cut and fill and removal of all flatwork and landscaping improvements.

The proposed garage, setback 22 feet from the front property line, fulfills the County's requirement of one covered parking space. However, due to the lot size and placement of the structure, the additional uncovered parking space is proposed within the driveway area. Pursuant to Section 20.58.060.E of Title 20, a Coastal Administrative Permit is required to allow the uncovered parking space within the front setback.

Although the project is proposed at the maximum limits allowed for lot coverage, floor area ratio, and front and side setbacks; it is consistent the Site Development Requirements of the Medium Density Residential zoning district (Section 20.12.060 of the Monterey County Zoning Ordinance). The proposed project was found to be categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15302 and no exceptions to the exemptions found in Section 15300.2 of the CEQA Guidelines were identified.

Potential Issues

Soils –The Monterey County Geographic Information System indicates that the subject property is within an 1/8th of a mile of a known fault. Therefore the applicant was required to submit a Geotechnical and Hazards Report (see Finding No. 2, Evidence b) which concluded that the Cypress Point Fault is located more than 1/8th of a mile from the property, approximately 898 feet southwest of the building site. The report continues to state that the “Cypress Point Fault is considered to be potentially active, but is not necessarily active by definition.” No special recommendations were made by the Geotechnical Engineer.

Tree removal – The project includes removal of one 77-inch diameter Monterey cypress and one 50-inch diameter Monterey cypress. A Tree Assessment (see Finding No. 2, Evidence b) submitted by the applicant indicates that the 77-inch cypress has a hazard rating of 10 due disease, a cavity in its base, and longitudinal cracks, posing a threat to life and safety of persons and structures in the immediate area. The two trees are cabled together and it is recommended that the 50-inch cypress also be removed due to the loss of integrity to the anchoring system.

Section 20.146.060.A.1.a of the Carmel Area Coastal Implementation Plan allows the removal of non-native or planted trees without benefit of a Coastal Development Permit, provided that it does not result in the exposure of structures in the critical viewshed. Landmark trees, which are 24-inches in diameter or larger, are not permitted for removal pursuant to Section 20.146.060.D.1 of the Carmel Area Coastal Implementation Plan. However, only those landmark trees which are native species are protected. Although the trees are large and meet the size requirements of a landmark tree, they are non-native, planted trees. The subject property is not located in a visually sensitive area and removal of the trees will not result in exposure of the structure. Therefore no permit is required for removal.

Archaeology – The subject property is found to be within 750 feet of a known archaeological resource requiring a Coastal Development Permit, consistent with the Section 20.146.090.A.1 of the Carmel Area Coastal Implementation Plan. The applicant submitted archaeological reports (see Finding No. 2, Evidence b) concluding that three recorded sites are in the vicinity of the subject property. No evidence of archaeological resources were found. However, due to the close proximity of recorded sites and the areas rich history of archaeological resources, the archaeologist recommends that an archaeological monitor be present when soils are exposed. Key Policy No. 2.8.2 of the Carmel Area Land Use Plan maintains and protects archaeological resources (including area to be archaeologically sensitive but not surveyed or mapped) by requiring site planning and design features necessary to minimize or avoid impacts. Consistent with the archaeologist's recommendation and Key Policy No. 2.8.2, the project has been conditioned to require archaeological monitoring during tree removal and grading.

Conclusion

Although potential issues caused by project were identified, they have been resolved. The project is found to be consistent with the 1982 Monterey County General Plan, the Carmel Area Land Use Plan, the Carmel Area Coastal Implementation Plan, the Monterey County Zoning Ordinance (Title 20), and is categorically exempt from environmental review.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

OK Sweetheart (PLN100641)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting the project from environmental review pursuant to CEQA Guideline Section 15302; and
- 2) Approving the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square foot attached garage and retaining walls and the construction of a three-story 1,800 square foot single family dwelling with a 375 square foot below ground one-car garage, a 118.7 square foot entry walk, a 56 square foot covered porch, a 44.8 square foot east patio, a 373.4 west patio and stairs, a 29.1 square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Administrative Permit to allow parking within the required front setback. Colors and materials to consist of light beige cement plaster for the body, beige trim, light and medium beige stone veneer, and a Spanish tile roof.

[PLN100641, OK Sweetheart LLC, 2561 15th Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-402-003-000)]

The Combined Development Permit application (PLN100641) came on for public hearing before the Monterey County Zoning Administrator on April 28, 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;
- Carmel Area Coastal Implementation Plan, Part 4;
- 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 2561 15th Avenue, Carmel (Assessor's Parcel Number 009-402-003-000), 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 overlay district, 18-foot height limit (Coastal Zone)], which allows a single family dwelling. Therefore, the project is an allowed land use for this site.
- c) Section 20.44.010 (Design Control District) of the Title 20 requires that the application include a Design Approval to assure protection of the public viewshed and neighborhood character. The location, size, material, and colors proposed for the single family dwelling have been reviewed by staff and the Carmel Unincorporated/Highlands LUAC (see subsequent Evidence 1) and were found to be consistent with Key Policy 2.2.2 of the Carmel Area Land Use Plan. The use of light beige stucco for the body, darker beige for window and door trims, and the red-tiled roof will give the structure a somewhat Spanish Eclectic look. The use of the beige accent stone at the garage will break up the mass of the building at its largest portion.
- d) Section 20.12.060.C of the Title 20 lists the site development standards for the Medium Density Residential zoning district. The project as proposed meets the required front, side, and rear setbacks. The proposed lot coverage, 35%, and floor area ratio, 45%, for the single family dwelling are at the maximum limit allowed.
- e) Zoning for the subject property requires an 18-foot height limit. Consistent with the requirements, the structure height is proposed at 18 feet, from average natural grade.
- f) The applicant proposes to construct an underground 375 square foot one-car garage setback 22 feet from the front property line, fulfilling the County's requirement of one covered parking space. However, due to the lot size and placement of the structure, the additional uncovered parking space is proposed within the driveway area. Pursuant to Section 20.58.060.E of Title 20, a Coastal Administrative Permit is required to allow the uncovered parking space within the front setback.
- g) The subject property is located within a high archaeological sensitivity zone and is within 750 feet of a mapped resource. Pursuant to the requirements of the Carmel Area Coastal Implementation Plan Section 20.146.090A and B, a Coastal Development Permit is required along with submittal of an archaeological report (see Finding No. 2, Evidence b). Survey of the property included background research as well as surface reconnaissance of the site. Three recorded sites were found to be within the vicinity of the property; however, no site is recorded on the subject property itself. No prehistoric or historic archaeological

indicators were found during site inspection. Although no evidence of archaeological resources were found, the archaeologist recommends that an archaeological monitor be present when soils are exposed due to the close proximity of recorded sites and the areas rich history of archaeological resources. Key Policy No. 2.8.2 of the Carmel Area Land Use Plan maintains and protects archaeological resources (including area to be archaeologically sensitive but not surveyed or mapped) by requiring site planning and design features necessary to minimize or avoid impacts. Consistent with the archaeologist's recommendation and Key Policy No. 2.8.2, the project has been conditioned with a non-standard condition (Condition No. 12) to require archaeological monitoring during tree removal and grading.

- h) Monterey County Assessor's records for the subject property indicate that the single family dwelling proposed for demolition was constructed in 1926. In order to determine if the structure is historically significant, the applicant was required to submit a historical analysis. The Phase I Historical Assessment (see Finding No. 2, Evidence b) concluded that the structure lacks historical significance and integrity.
- i) The project includes removal of two (2) Monterey cypresses; one 77-inch diameter at breast height (dbh) tree and one 50-inch dbh tree. Section 20.146.060.A.1.a of the Carmel Area Coastal Implementation Plan allows the removal of non-native or planted trees without benefit of a Coastal Development Permit, provided that it does not result in the exposure of structures in the critical viewshed. Landmark trees, which are 24-inches in diameter or larger, are not permitted for removal pursuant to Section 20.146.060.D.1 of the Carmel Area Coastal Implementation Plan. However, only those landmark trees which are native species are protected. Although the trees are large and meet the size requirements of a landmark tree, they are non-native, planted trees. The subject property is not located in a visually sensitive area and removal of the trees will not result in exposure of the structure. Therefore no permit is required for removal. Furthermore, a Tree Assessment (see Finding No. 2, Evidence b) submitted by the applicant concludes that the 77-inch cypress has a hazard rating of 10 due disease, a cavity in its base, and longitudinal cracks.
- j) The Monterey County Geographical Information System indicates that the subject property is within 1/8th of a mile of a known fault. Consistent with Section 20.146.080.B.1.b of the Carmel Area Coastal Implementation Plan, a Geological report was submitted to identify potential impacts the project might have. The Geotechnical and Geological Hazards Report (see Finding No. 2, Evidence B) concluded that the Cypress Point Fault is located more than 1/8th of a mile from the property, approximately 898 feet southwest of the building site. The report continues to state that the "Cypress Point Fault is considered to be potentially active, but is not necessarily active by definition." No special recommendations were made by the Geotechnical Engineer.
- k) 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 warrants referral to the LUAC because it includes a Design Approval requiring

approval by the Zoning Administrator. The LUAC supported the project at the February 22, 2011 meeting by a unanimous vote with suggested changes of incorporating more subtle colors and bullnose the window trims.

- l) The project planner conducted a site inspection on January 26, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- m) 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 PLN100641.

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 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 archaeological resources, historical resources, trees, and geological hazards. The project as proposed and conditioned, is consistent with all applicable polices and regulations for development associated with these impacts (see Finding No. 1). Technical reports by outside consultants conclude 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:
 - *“Preliminary Phase I Historical Analysis” (LIB110122) prepared by Kent Seavey, Pacific Grove, Ca., September 29, 2010.*
 - *“Preliminary Cultural Resources Reconnaissance” (LIB110126) prepared by Susan Morley, M.A., Marina, Ca., October 2010.*
 - *“Tree Assessment” (LIB110125) prepared by Frank Ono, Pacific Grove, Ca., January 31, 2011.*
 - *“Geotechnical and Geological Hazard Report” (LIB110124) prepared by Grice Engineering and Geology Inc., Salinas, Ca., February 2011.*
 - c) Staff conducted a site inspection on January 26, 2011 to verify that the site is suitable for this use.
 - d) 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 PLN100641.

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, 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. Water will be provided by the existing California American Water Company connection. A Monterey Peninsula Water Management District (MPWMD) Water Release Form has been submitted by the applicant and reviewed and approved by the Water Resources Agency. Upon issuance of the building permit, the applicant will be required to obtain approval from the MPWMD. Sewer service will be provided by the Carmel Area Wastewater District (CAWD).
 - c) The applicant proposes to demolish the existing single family dwelling which was built in 1926 and asbestos was common mineral found within construction materials in the past. Because it is not known if asbestos is present, the project has been conditioned with a non-standard condition (Condition No. 11) to require the applicant, owner, or contractor to conduct an asbestos survey prior to the issuance of a demolition permit. If asbestos is found, the applicant shall comply with all regulations required by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S Department of Transportation (DOT) for asbestos abatement.
 - d) Lead, a malleable soft metal, was commonly used as an ingredient in paint prior to 1978. Although the use of lead paint is now banned, older homes have the potential of containing that material. In order to prevent lead poisoning the Environmental Protection Agency (EPA) enacted Rule 40 CFR Part 745, for the demolition and/or construction of homes built prior to 1978. Rule 40 requires that construction plans include "Renovation, Repair, and Painting" notes and that all individuals and firms performing lead-based paint abatement be certified by the EPA. The project has been conditioned with a non-standard condition (Condition No. 13) to require the applicant to comply with Rule 40.
 - e) Finding Nos. 1, 2, and 5 and supporting evidence for PLN100641.

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 January 26, 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 RMA-Planning Department for the

proposed development are found in Project File PLN100641.

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 15302, categorically exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced.
 - b) Grading activities that directly generate more than 82 lbs per day of PM₁₀ (inhalable particulates) would have a significant impact on local air quality and exceed CEQA's threshold of significance. The proposed project includes grading which quantities consist of approximately 350 cubic yards of cut and 100 cubic yards of fill, with the remaining 250 cubic yards to be hauled off site to the Carmel Waste Management Landfill in Marina. Staff analyzed the potential impacts caused by grading activities using Urbemis 2007 9.2.4, which is software that assists in calculating project emissions. The project resulted in a calculation of 19.99 lbs per day of PM₁₀ unmitigated and 7.24 lbs per day of PM₁₀ if exposed soils were watered down and mulched. At worse case scenario, the project will not exceed the threshold of significance and will not have a significant impact on local air quality.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 26, 2011.
 - d) Section 15300.2 of the CEQA Guidelines list exceptions to the exemptions, were projects normally found to be exempt from CEQA may require an environmental review. These exceptions include: project location, cumulative impact, significant effect, scenic highways, hazardous waste sites, or historical resources. The subject property is not located within an officially designated state scenic highway, it is not listed on the Cortese List (hazardous materials sites) from the Department of Toxic Substances Control (DTSC), nor are there any historic resources located on the site (see Finding No. 2, Evidence b). No environmental resource of hazardous or critical concern was found on the property and no unusual circumstance exists where the project will have a significant effect on the environment. Construction impacts will be temporary; however, the project as proposed and conditioned will not create a significant impact on the environment and cumulative impacts were not identified.
 - e) See preceding and Finding Nos. 1, 2, and 3, and supporting evidence.
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 20.146.130.D of the Carmel Area 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 RMA-Planning Department for the proposed development are found in Project File PLN100641.
- e) The project planner conducted a site inspection on January 26, 2011.

7. **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 of the 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 it includes non-exempt development that requires a Coastal Development Permit, which is a conditional use.

DECISION

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

- A. Categorically exempt the project from environmental review pursuant to CEQA Guideline Section 15302; and
- B. Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square foot attached garage and retaining walls and the construction of a three-story 1,800 square foot single family dwelling with a 375 square foot below ground one-car garage, a 118.7 square foot entry walk, a 56 square foot covered porch, a 44.8 square foot east patio, a 373.4 west patio and stairs, a 29.1 square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Administrative Permit to allow parking within the required front setback. Colors and materials to consist of light beige cement plaster for the body, beige trim, light and medium beige stone veneer, and a Spanish tile roof, 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 28th day of April, 2011 by:

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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100641

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>1. PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN100641) allows: a Coastal Administrative Permit and Design Approval for the demolition of a 973 sq ft single family dwelling, 171 sq ft attached garage, and retaining walls and construction of a 1,800 sq ft single family dwelling, a 375 sq ft garage, a 119 sq ft entry walk, a 56 sq ft covered porch, a 45 sq ft east patio, a 373 sq ft west patio/stairs, a 29 sq ft trash and pump enclosure, a 56 sq ft upper deck, planters at the front and rear yards, and associated grading of approximately 350 cu yds of cut and 100 cu yds of fill; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and a Coastal Administrative Permit to allow parking within the required front setback. The property is located at 2561 15th Avenue, Carmel (Assessor's Parcel Number 009-402-003-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>	<p>Planning</p>	<p>The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.</p>
<p>2. PD002 - NOTICE PERMIT APPROVAL</p>		

Conditions of Approval and/or Mitigation Monitoring Measures

The applicant shall record a Permit Approval Notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-402-003-000 on April 28, 2011. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

4. PD010 - EROSION CONTROL PLAN

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 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)

Planning

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

5. 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 three (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)

Planning

Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. PD032(A) - PERMIT EXPIRATION

**Compliance or Monitoring
Actions to be Performed**

**Responsible
Department**

Conditions of Approval and/or Mitigation Monitoring Measures

The permit shall be granted for a time period of 3 years, to expire on April 28, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Prior to the expiration date stated in the condition, the Owner/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.

7. PD035 - UTILITIES UNDERGROUND

All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Planning

On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

8. 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 on-site 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)

Planning

Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/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.

Prior to the final inspection, the Owner/Applicant/Engineer 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.

9. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

**Compliance or Monitoring
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**Responsible
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Conditions of Approval and/or Mitigation Monitoring Measures

In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning Department)

Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

Planning

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist.

Planning

No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PDSP01 - ASBESTOS ABATEMENT (NON-STANDARD)

Conditions of Approval and/or Mitigation Monitoring Measures

In order to reduce potential impacts to the public and sensitive receptors caused by the emission of hazardous materials into the environment, the owner/applicant shall conduct an asbestos survey prior to any demolition activities. Should asbestos be found within the materials to be remodeled, renovated and/or demolished, the owner/applicant shall submit an Asbestos Abatement Plan to the RMA-Planning Department for review and approval. The Plan shall include measures workers will take during the demolition and remodel of the project to assure prevention of the release of asbestos, transportation of the hazardous materials, and where the hazardous material will be disposed. These measures shall meet all requirements sanctioned by the MPUAPCD, the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S. Department of Transportation (DOT). All demolition activities and transportation of hazardous materials shall conform to the abatement plan. (RMA - Planning Department)

Planning
Prior to the issuance of demolition and/or building permits, the owner/applicant shall include a note on the plans encompassing the language within this condition. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

Prior to the issuance of demolition and/or building permits and at a minimum of 10-working days prior to any demolition, the owner/applicant shall submit an asbestos survey to the RMA-Planning Department for review and approval. If asbestos is found, the owner/applicant shall submit an Asbestos Abatement Plan meeting all requirements sanctioned by the Monterey Peninsula Unified Air Pollution Control District (MPUAPCD), the California Occupational Safety and Health Administration (Cal/OSHA), the Department of Toxic Substances Control (DTSC), and the U.S. Department of Transportation (DOT) for demolition activities and transportation of hazardous materials.

12. **PDSP03 - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT (NON-STANI)**
Because of the proximity to known archaeological resources and the depth of 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: tree removal, 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)

Planning
Prior to the issuance of grading or building permits, 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.

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: tree removal, grading, trenching, and pad construction.

13. **PDSP02 - DEMOLITION/DECONSTRUCTION OF SINGLE FAMILY DWELLING BUILT PRIOR 1**

**Compliance or Monitoring
Actions to be Performed**

**Responsible
Department**

Conditions of Approval and/or Mitigation Monitoring Measures

In accordance with Environmental Protection Agency (EPA) Rule 40 CFR Part 745, demolition and/or construction plans shall include "Renovation, Repair, and Painting" notes that lists the EPA approved work practice for renovation as well as incorporate the following:

1. Individuals and firms that perform lead-based paint abatement shall be certified by the EPA;
2. All demolition shall occur in compliance with the regulations set forth in Rule 40 CFR Part 745.

All work performed shall be in accordance with the regulations set forth in the EPA's Renovation, Repair, and Painting Program.

Prior to the issuance of demolition and/or building permits, the owner/applicant shall include a note on the plans encompassing the language within this condition. The owner/applicant shall submit plans to the RMA-Planning Department for review and approval.

(RMA-Planning Department)

14. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to 15th Avenue. (Public Works)

Pub Works

Prior to Building/Grading Permits Issuance Owner/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.

15. 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)

Pub Works

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

16. 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)

Water

Prior to issuance of any grading or building permits, the owner/applicant shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

17. WR43 - WATER AVAILABILITY CERTIFICATION

Prior to issuance of any building permits, the owner/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.

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18. FIRE011 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Cypress Fire Protection District

1. Prior to issuance of building permit, applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.

Fire

2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

19.

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANI)
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. Responsible Land Use Department: Cypress Fire Protection District.

Fire

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.

2. Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.

3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

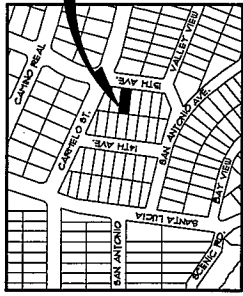
20.

FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)
All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: Cypress Fire Protection District

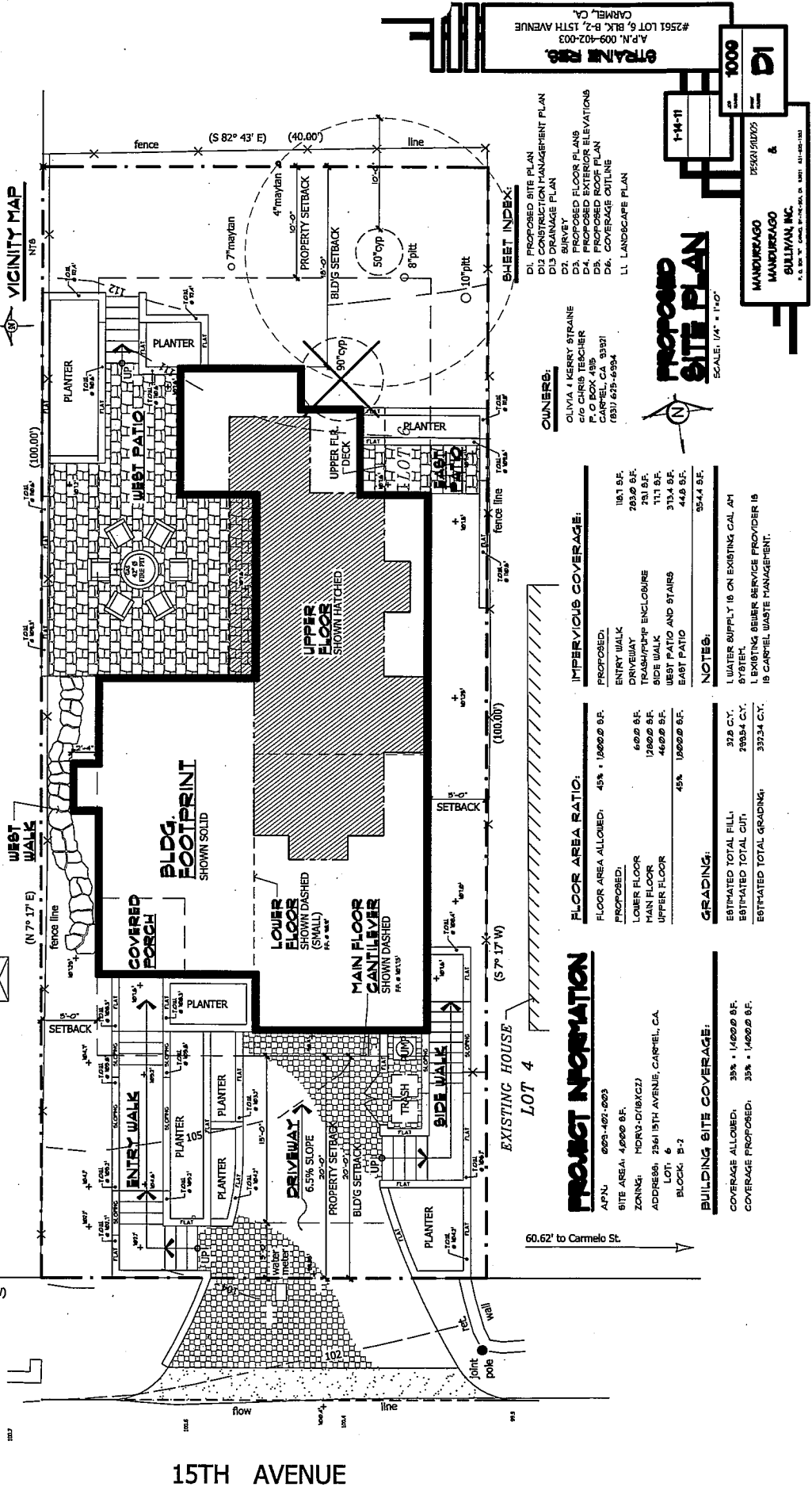
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STRAINE RESIDENCE - 15TH AVE.



EXISTING HOUSE
LOT 8



STRAINE RES.
#2561 LOT 6, BLK. B-2, 15TH AVENUE
CARMEL, CA
A.P.N. 009-402-003

PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

OWNER:
OLIVIA & KERRY STRAINE
c/o CHRIS TEBCHER
1500 W. GARDEN ST.
CARMEL, CA 93921
(831) 625-6994

DESIGNER:
MANDRAGO & SULLIVAN, INC.
1500 W. GARDEN ST., SUITE 101-10110
CARMEL, CA 93921
(831) 625-6994

SHEET INDEX:
D1. PROPOSED SITE PLAN
D2. SURVEY
D3. PROPOSED FLOOR PLANS
D4. PROPOSED EXTERIOR ELEVATIONS
D5. PROPOSED ROOF PLAN
D6. COVERAGE OUTLINE
L1. LANDSCAPE PLAN

PROJECT INFORMATION:
APN: 009-402-003
SITE AREA: 4,900 SF.
ZONING: HDQ3-D18(XC2)
ADDRESS: 3561 15TH AVENUE, CARMEL, CA
LOT: 6
BLOCK: B-2

BUILDING SITE COVERAGE:
COVERAGE ALLOWED: 35% = 1,400 SF.
COVERAGE PROPOSED: 35% = 1,400 SF.

FLOOR AREA RATIO:
FLOOR AREA ALLOWED: 45% = 1,800 SF.
PROPOSED:
LOWER FLOOR: 600 SF.
MAIN FLOOR: 1,200 SF.
UPPER FLOOR: 400 SF.
TOTAL: 1,800 SF.
45% = 1,800 SF.

IMPERVIOUS COVERAGE:
PROPOSED:
ENTRY WALK: 100 SF.
DRIVEWAY: 200 SF.
TRASH/POOP ENCLOSURE: 20 SF.
SIDE WALK: 10 SF.
WEST PATIO AND STAIRS: 30 SF.
EAST PATIO: 40 SF.
TOTAL: 300 SF.

NOTES:
1. WATER SUPPLY IS ON EXISTING CAL. #1 8" STEEL.
2. EXISTING BEWER SERVICE PROVIDER IS 18" CARMEL WASTE MANAGEMENT.

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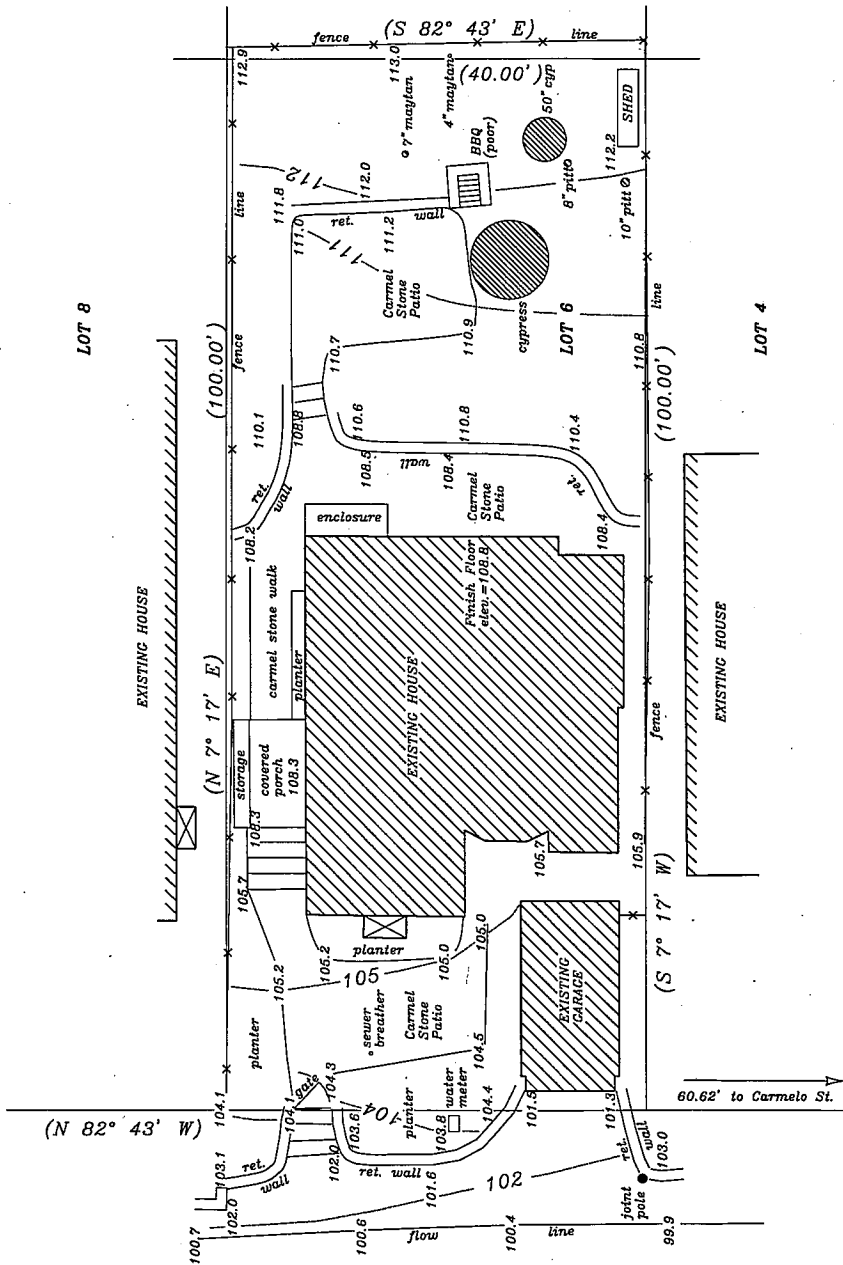
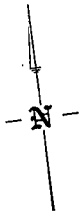
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60.62' to Carmel St.

15TH AVENUE



15TH AVENUE

TOPOGRAPHIC MAP

of Lot 6, Block B-2, Addition No. 7 to Carmel-by-the-Sea, Monterey County, California.

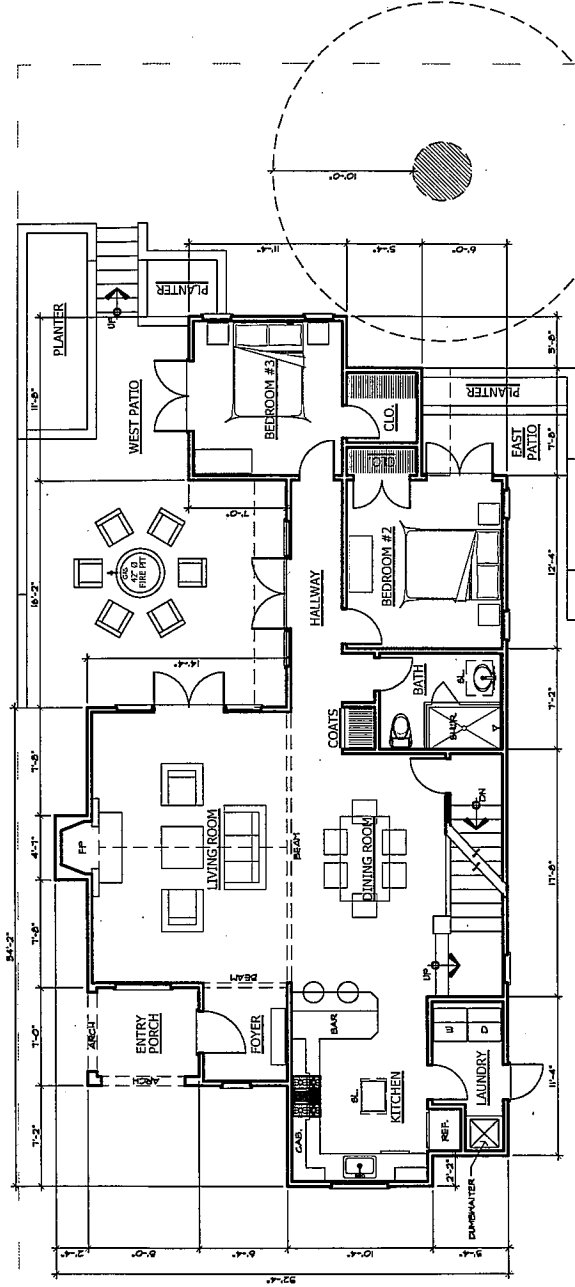
Prepared for ~

KERRY & OLIVIA STRAINE

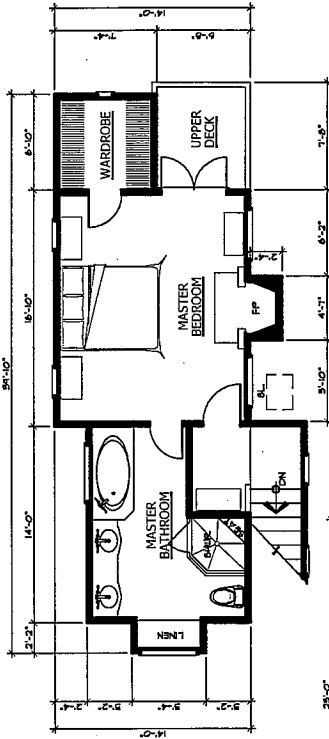
Jon D. Hagemeyer Licensed Land Surveyor
Carmel, California
Scale: 1" = 8' P.O. 54653 September, 2010

NOTES:

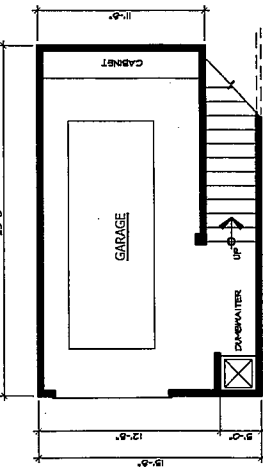
1. Elevation datum is assumed.
2. Points found or set are so indicated others are shown for reference only.
3. Record data is shown in parenthesis (.....)
4. Check for direction of tree growth in field where pertinent to location of improvements.
5. Distances and elevations are expressed in feet and decimals thereof.
6. This map does not represent a boundary survey.



MAIN FLOOR PLAN



UPPER FLOOR PLAN



LOWER FLOOR PLAN

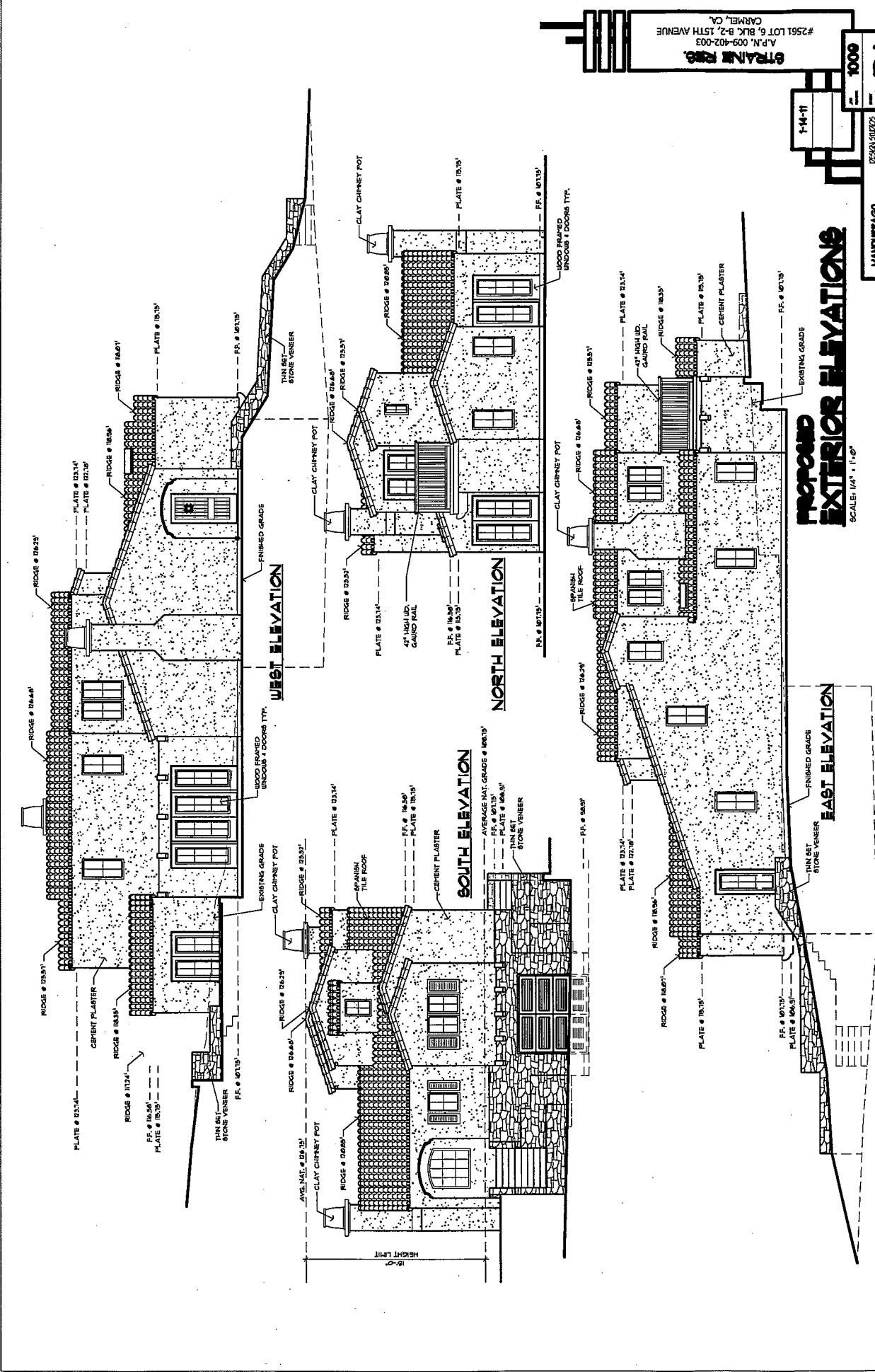


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

MANDUREAGO
MANDUREAGO
SULLIVAN, INC.
DESIGN STUDIO
&
A.S. 100' 1000' 1000' 1000'

STRAIN 708
A.P.N. 009-402-003
#2561 LOT 6, BLK. B-2, 15TH AVENUE
CARNEL, CA

1-14-11
1000
D3



STRAINING RES.

A.P.N. 009-402-003
#2561 LOT 6, BLC. B-2, 15TH AVENUE
CARMEL, CA.

1-14-11	1009	D4
DESIGNED BY	DESIGNED BY	
MANDURRAGO	MANDURRAGO	
SULLIVAN INC	SULLIVAN INC	
<small>1100 W. BROADWAY, SUITE 1000, DENVER, CO 80202-1501</small>	<small>1100 W. BROADWAY, SUITE 1000, DENVER, CO 80202-1501</small>	

PROPOSED EXTERIOR ELEVATIONS

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

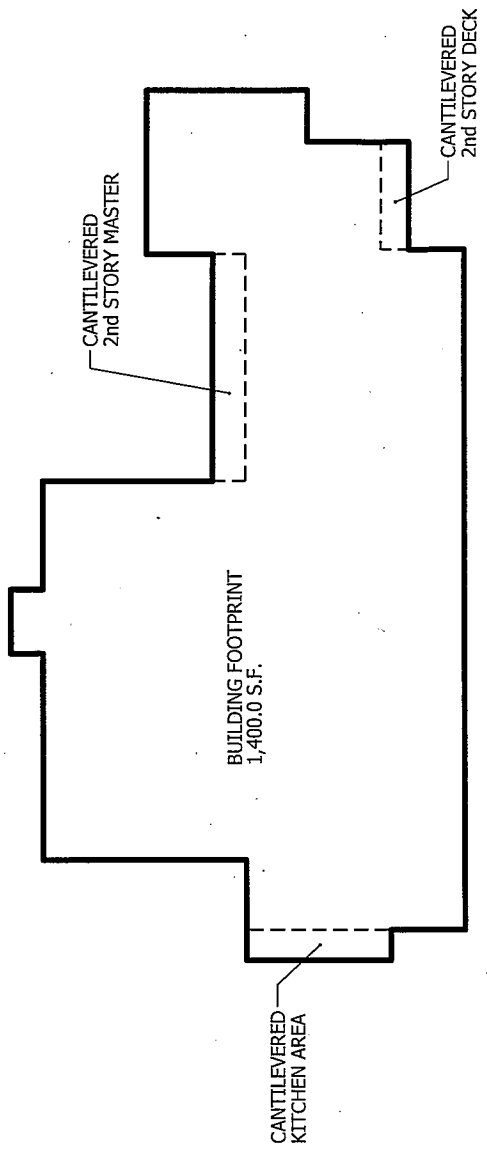
WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

HEIGHT LIMIT



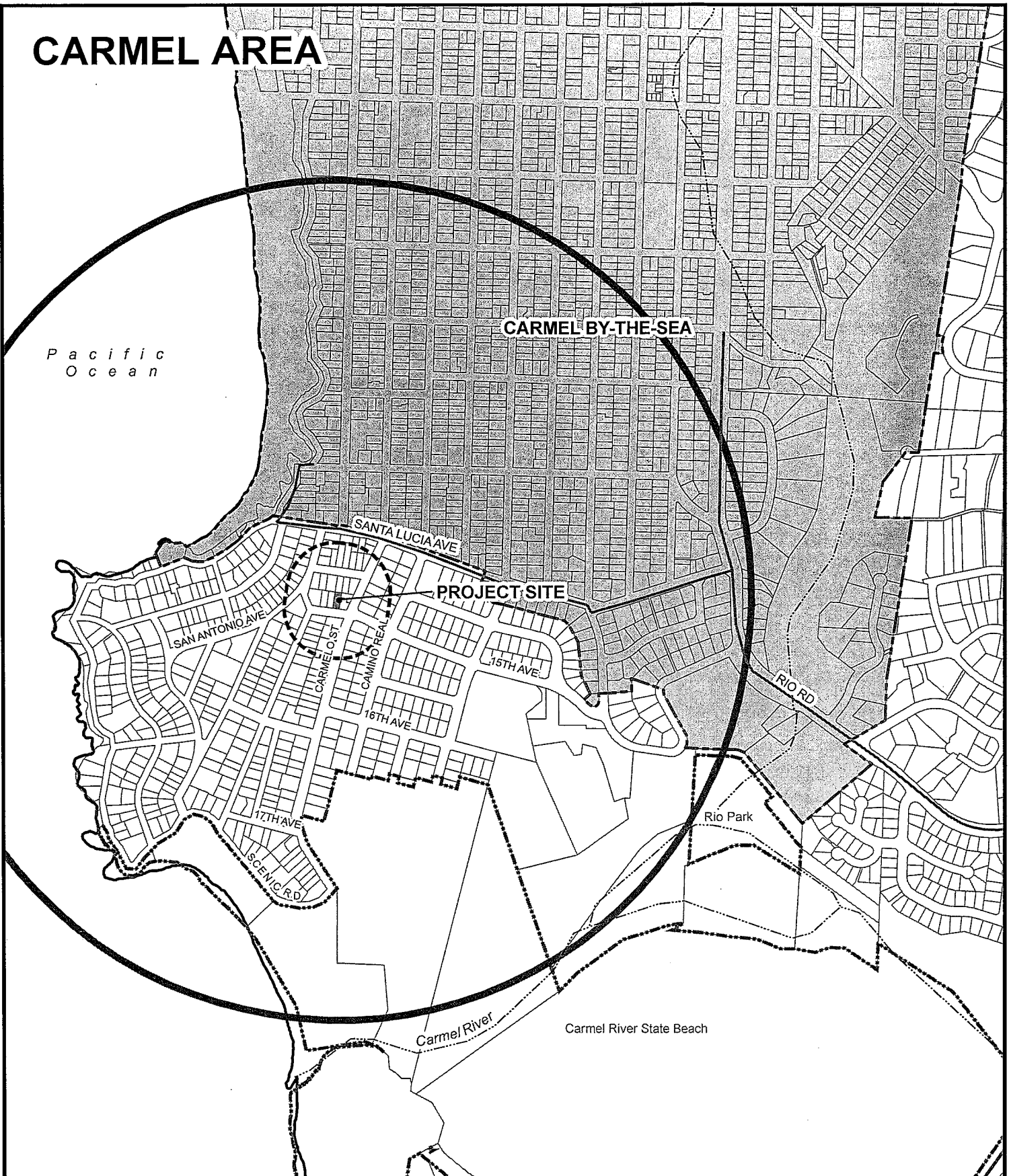
**SITE COVERAGE
OUTLINE**
SCALE: 1/4" = 1'-0"

DE 2015-02-25
MANDURAGO
MANDURAGO
BULLIVAN, INC.
1000 S. 10TH AVENUE, SUITE 100, CARMEL, CA 95008

1000
D6

STRAINING P.B.
 A.P.N. 009-402-003
 #2561 LOT 6, BLK. B-2, 15TH AVENUE
 CARMEL, CA

CARMEL AREA



APPLICANT: OK SWEETHEART LLC

APN: 009-402-003-000

FILE # PLN100641

Water



2500' Limit



300' Limit



City Limits



EXHIBIT E

**Action by Land Use Advisory Committee
Project Referral Sheet**

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

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **February 22, 2011**

Project Title: OK SWEETHEART LLC

File Number: PLN100641

File Type: ZA

Planner: QUENGA

Location: 2561 15TH AVE CARMEL

Project Description:

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of a 973 square foot single family dwelling with a 171 square foot attached garage and retaining walls and the construction of a three-story 1,800 square foot single family dwelling with a below ground one-car garage, a 118.7 square foot entry walk, a 56 square foot covered porch, a 44.8 square foot east patio, a 373.4 west patio and stairs, a 29.1 square foot trash and pump enclosure, a 56 square foot upper deck, various planters at the front and rear yards, and associated grading of approximately 350 cubic yards of cut and 100 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Administrative Permit to allow parking within the required front setback. Colors and materials to consist of light beige cement plaster for the body, beige trim, light and medium beige stone vaneer, and a Spanish tile roof. The property is located at 2561 15th Avenue, Carmel (Assessor's Parcel Number 009-402-003-000), Carmel Area Land Use Plan, Coastal zone.

Was the Owner/Applicant/Representative present at meeting? Yes No
Arch. → Manduyrago

Was a County Staff/Representative present at meeting? Robison. (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Samuel & Helen Brock 2560 14 th Ave.	<input checked="" type="checkbox"/>		Will remaining tree # 394 endanger home to rear of property? Be more subtle in colors

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)
Peter & Don		Roll trim back to window frame (bullnose trim)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: HIRST (LUAC Member's Name)

Second by: Don Wald (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: All Present (Mccheen, Hirst, Davis, Wald, Weber)

NOES: Ø

ABSENT: Kainer, Jeselnick, Hall

ABSTAIN: Ø