

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 30, 2011 Time: 1:35 PM	Agenda Item No.: 3
<p>Project Description: Amendment (PLN100628) to previously approved Combined Development Permit (PLN080468), consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, demolition of the existing hot tub, repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; 2) a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; 3) a Coastal Development Permit to allow development on slope greater than 30 percent; and 4) Design Approval. The amendment includes a 744 square foot addition of a bedroom and gym to the approved single family dwelling; a new 335 square foot single car garage; 482 square foot expansion of the pool equipment room, generator room and inverter room all below ground, for a total increase of 1,546 square feet to the approved project, and revised grading of approximately 1,100 cubic yards cut/400 cubic yards fill. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Coastal zone.</p>	
Project Location: 46325 Pfeiffer Ridge Road, Big Sur	APN: 419-241-017-000
Planning File Number: PLN100628	Owner: Paul Fisher and Danah Kozma Agent: Jay Auburn
Planning Area: Big Sur Coast Land Use Plan	Flagged and staked: No
Zoning Designation: : "RDR/40-D (CZ)" [Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15302 of the CEQA Guidelines	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically exempt PLN100628 per Section 15302 of the CEQA Guidelines, and
- 2) Approve PLN100628, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

A Combined Development Permit (PLN080468), was approved by the Zoning Administrator on August 27, 2009 for the demolition and replacement of an existing 1,776 square foot residence and 360 square foot guesthouse, with a new 3,545 square foot house and a 425 square foot guesthouse and other structures totaling 4,231 square feet. The amendment to the approved permit includes a 744 square foot addition of a bedroom and gym to the existing single family dwelling; a new 335 square foot single car garage; 482 square foot expansion of the pool equipment room, generator room and inverter room all below ground, a total increase of 1,546 square feet to the existing project.

The project is on the same footprint as the approved (unbuilt) project, except for a portion of the added garage. Where the garage is proposed the site plan previously included a below grade mechanical room, bedroom, bathroom and den with a sod roof. These rooms are relocated on an

expanded lower level except that the an exercise room has replaced the den. The main floor and detached guesthouse design and footprints are unchanged.

Grading increased from approximately 1,100 cubic yards total cut and fill to and additional 500 cubic yards cut and reduced 137 cubic yards fill to accommodate expanded below grade area. The excess 400 cubic yards excess cut will be exported from the site to a receiver site approximately one mile away.


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

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA - Public Works Department, Environmental Health Bureau?, Water Resources Agency and Cal-Fire Coastal 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 not referred to the Big Sur Coast Land Use Advisory Committee (LUAC) a second time for review of the amended project. It is a minor change, the same design and the same footprint, except for the addition of the 335 square foot garage, as the approved project.

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



Paula Bradley, MCP, AICP, Associate Planner
(831) 755-5158, bradleyp@co.monterey.ca.us
June 14, 2011

cc: Front Counter Copy; Zoning Administrator; Cal-Fire Coastal Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Paula Bradley, MCP, AICP, Planner; Taven Kinison Brown, Planning Services Manager; Carol Allen, Senior Secretary; Paul Fisher and Danah Kozma, Owners; Jay Auburn, Agent; Planning File PLN100628

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 Resolution No. 080468

This report was reviewed by Robert Schubert, Senior Planner 

Exhibit A
Project Information for FISHER (File PLN100628)

Project Title: FISHER Location: 46325 Pfeiffer Ridge Road, Big Sur	Primary APN: 419-241-017-000 Coastal Zone: No
Applicable Plan: Big Sur Coast Land Use Plan Permit Type: Use Permit	Zoning: RDR/40-D (CZ) Plan Designation: RDR/40 (CZ)
Environmental Status: Exempt 15302 Advisory Committee: Big Sur Coastal	Final Action Deadline: 6/22/2011

Project Site Data:

Lot Size: 5.25 ac Existing Structures (sf): 1,774 Proposed Structures (sf): 5,777 Total Square Feet: 5,777	Coverage Allowed: 25% Coverage Proposed: .025% Height Allowed: 30' Height Proposed: 20' FAR Allowed: NA FAR Proposed: NA
---	---

Resource Zones and Reports

Environmentally Sensitive Habitat: NO Botanical Report #: NA Forest Mgt. Report #: NA Archaeological Sensitivity Zone: MODERATE Archaeological Report #: NA Fire Hazard Zone: HIGH	Erosion Hazard Zone: HIGH Soils/Geo. Report # LIB#090375 Geologic Hazard Zone: undet Geologic Report #: NA Traffic Report #: NA
---	--

Other Information:

Water Source: Private well Water District/Company: NA Fire District: CAL-FIRE COASTAL FIRE DISTRICT Tree Removal (Count/Type): 0	Sewage Disposal (method): Septic system Sewer District Name: NA Grading (cubic yds): 1,471
--	---

**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:
Paul Fisher and Danah Kozma (PLN100628)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt PLN100628 per Section 15302 of the CEQA Guidelines, and
- 2) Approving Amendment (PLN100628) to previously approved Combined Development Permit (PLN080468), consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, demolition of the existing hot tub, repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; 2) a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; 3) a Coastal Development Permit to allow development on slope greater than 30 percent; and 4) Design Approval. The amendment includes a 744 square foot addition of a bedroom and gym to the approved single family dwelling; a new 335 square foot single car garage; 482 square foot expansion of the pool equipment room, generator room and inverter room all below ground, for a total increase of 1,546 square feet to the approved project, and revised grading of approximately 1,100 cubic yards cut/400 cubic yards fill. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Coastal zone.
- 3) [PLN100628 Paul Fisher and Danah Kozma, 46325 Pfeiffer Ridge Road, Big Sur, Big Sur

The Amended Combined Development Permit (PLN100628), application (PLN100628) came on for public hearing before the Monterey County Zoning Administrator on June 30, 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 Monterey County General Plan,
- Big Sur Coast Land Use Plan,
- Big Sur Coastal Implementation Plan,
- 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 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone), which allows the demolition and construction of residential units with a Coastal Administrative Permit and Design Approval, and requires a Coastal Development Permit for development on slope greater than 30 percent. Therefore, the project is an allowed land use for this site.
- c) Design Approval: The property is within a Design Control District overlay which requires additional design review of proposed structures to assure subordination to and blending with the surrounding environment (Big Sur LUP Policy 3.2.4.A.3). The project design, materials, and colors are consistent and compatible with residences in the area and blend with the natural landscape of the property and surrounding area.

The amended permit is a minor change, the same design and footprint, except for the addition of the 335 square foot garage, as the approved project. Where the garage is proposed the site plan previously included a below grade mechanical room, bedroom, bathroom and den with sod roof. The main floor and detached guesthouse design and footprints are unchanged.

- d) The project planner conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Development on slopes that exceed 30% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and

applicable area plan than other development alternatives. The project is on the same footprint as the approved (unbuilt) project, except for a portion of the added garage. No additional development is proposed on areas of 30% slope with the amended project. Where the garage is proposed the site plan previously included a below grade mechanical room, bedroom, bathroom and den with sod roof. The 483 square foot expanded pool equipment room is not on areas of 30% slope. The main floor and detached guesthouse design and footprints are unchanged (see Finding No. 7).

- f) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.12.040.C, and in accordance with the applicable policies in Section 20.64.020.C. In addition, a standard condition of approval requires the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- g) The project was referred to the Big Sur Coast 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 it involves a Design Approval subject to review by the Zoning Administrator. The Big Sur Coast LUAC unanimously recommended approval, with conditions, at a public meeting held on June 23, 2009. The LUAC requested that in rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights, that exterior lights be shielded and no higher than 18 inches above ground, and that landscape planting be effectively used to screen the structures. The standard landscape and irrigation plan condition was modified to require to the applicant to use landscaping to screen the structures from the road and neighbor views to the maximum extent feasible. The standard condition requiring an exterior plan was modified to require exterior lights to be shielded and no higher than 18 inches above ground, and to require interior lights no higher than 4 feet from the floor. In addition, in order to reduce light glare at night, interior lighting shall not include hanging light fixtures or spot lights in rooms visible form Pfeiffer Ridge Road.

The amendment was not referred to the LUAC a second time for the Amended project as it is a minor change to the exterior design and the same footprint except for the addition of the 335 square foot garage, as the approved project.

- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100628.

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, Cal-Fire Coastal 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 Soil/Slope Stability. A technical report by an outside consultant 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 this report and concurs with its conclusions. The following report has been prepared:
- Geotechnical Report (LIB090375) prepared by Grice Engineering, Inc, Salinas, California, December 2008.
- c) Staff conducted site inspections on October 29, 2008, and June 23, 2009, 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 PLN100628.

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, Cal-Fire Coastal 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) The project was reviewed by the RMA - Planning Department, Public Works Department, Environmental Health Division, Water Resources Agency, and Cal-Fire Coastal. 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.
- c) Necessary public facilities are available. The existing development is, and will continue to be, serviced by an existing water system (Rancho Chaparral Mutual Water System) and septic system. The Environmental Health Division reviewed the project application and did not apply any conditions to project approval.
- d) Preceding findings and supporting evidence for PLN100628

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 site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.
 - c) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject 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 PLN100628.

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 of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) The applicant proposes to demolish an existing single family dwelling and guesthouse, and construct a new single family dwelling and guesthouse. The new structures will be located on approximately the same site as the existing structures. The structural coverage (residence, guesthouse, and pool equipment room) will increase by approximately 3,474 square feet (from 2,303 to 5,777 square feet), including 351 square feet of roof overhang and a 335 square foot attached garage. The amended Combined Development Permit is a minor change to the approved permit. It is the same design and the same footprint, except for the addition of the 335 square foot garage, as the approved project. Therefore, the proposed development is consistent with Section 15302.
 - c) Staff conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.
 - d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
 - e) See preceding and following findings 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) In accordance with the applicable policies of the Big Sur Coast 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 subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Trails Plan, in the Big Sur Coast 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 PLN100628
- e) Staff conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, the Big Sur Coast Land Use Plan, and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

EVIDENCE: a) In accordance with the applicable policies of the Big Sur Coast 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 application for development on slopes exceeding 30%. Due to the steep topography of the property, the potential building area on slope less than 30 percent is limited. Therefore, the applicant has requested a Coastal Development Permit to allow development on slope greater than 30 percent. The majority of the slope area proposed for development has been disturbed by previous development (structural, retaining wall, or landscaping). The area of the west deck has not been previously disturbed, so the west deck will be cantilevered over the slope in order to minimize disturbance. Overall, the applicant has sited the proposed development in order to minimize development on slope over 30 percent, while also minimizing private viewshed impacts to neighbors. Modifying the project design to avoid 30 percent slope would cause conflicts with policies relating to the protection of private views (LUP Policy 3.2.4.A.2) No additional development is proposed on areas of 30% slope with the amended project. Where the garage is proposed the site plan previously included a below grade mechanical room, bedroom, bathroom and den with sod roof. The 483 square foot expanded pool equipment room is not on areas of 30% slope. The main floor and detached guesthouse design and footprints are unchanged.
- c) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230 of the Monterey County Code. (Conditions No. 5, 6 and 7).
- 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 PLN100628.

- e) Staff conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the site is suitable for this use.
- f) 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.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves a project located between the sea and the first through public road paralleling the sea, and it involves development 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 PLN100628 per Section 15302 of the CEQA Guidelines, and
- B. Approve the Amended Combined Development Permit, 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 30th day of June, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

THIS 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 4 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 03-28-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100628

Responsible
Department

Compliance or Monitoring
Actions to be Performed

- | 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 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> <p>The applicant shall record a Permit Approval Notice. The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 419-241-017-000 on June 30, 2011. The permit was granted subject to 23 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)</p> | <p>Planning</p> | <p>Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.</p> |
| <p>3. PD004 - INDEMNIFICATION AGREEMENT</p> | | |

**Compliance or Monitoring
Actions to be Performed**

**Responsible
Department**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

Prior to final inspection, the Owner/Applicant/Geotechnical Consultant shall submit certification by the geotechnical consultant to the RMA-Building Services Department showing project's compliance with the geotechnical report.

Conditions of Approval and/or Mitigation Monitoring Measures

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The 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 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)

4. 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)

Planning

5. 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)

Planning

6. PD010 - EROSION CONTROL PLAN

Conditions of Approval and/or Mitigation Monitoring Measures

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.

7. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD 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 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)

Planning

1. Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. 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-flow, water conserving irrigation fixtures."

2. Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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.

3. On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

8. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior lights shall be shielded and no higher than 18 inches above ground. In rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate 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 RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

1. 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. Exterior lights shall have recessed lighting. 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.

9. PD019(B) - DEED RESTRICTION-GUESTHOUSE (COASTAL)

The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse (Coastal) as follows:

- * Only 1 guesthouse shall be allowed per lot.
- * Detached guesthouses shall be located in close proximity to the principal residence.
- * Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- * The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- * The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- * The guesthouse shall not exceed 425 square feet of livable floor area.
- * The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- * Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- * The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- * The guesthouse height shall not exceed 12 feet nor be more than one story.

Planning

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the Director of RMA-Planning Department for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the Director of the RMA-Planning Department.

10. 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 ___ years, to expire on ___ 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.

11. 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.

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

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:

Planning

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.

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)

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.

13. 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

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.

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)

2. On-going through construction phases owner/applicant/contractor shall implement the approved measures during the construction/grading phase of the project.

14. WR40 - WATER CONSERVATION MEASURES

Water
Compliance shall be verified by building inspector at final inspection.

Conditions of Approval and/or Mitigation Monitoring Measures

The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:

- a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
- b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

15. 1. FIRE007 - DRIVEWAYS

Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Cal-Fire Coastal)

- 1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
- 2. Prior to final building inspection, applicant or owner shall schedule a fire dept. clearance inspection.

16. 2. FIRE008 - GATES

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Cal-Fire Coastal)

- 1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
- 2. Prior to final building inspection applicant or owner shall schedule fire dept. clearance inspection.

17. 3. 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. (Cal-Fire Coastal)

Fire

1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection the applicant or owner shall schedule fire dept. clearance inspection.

18. 4. FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SI)
For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900-gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Cal-Fire Coastal)

Fire

1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection the applicant or owner shall schedule fire dept. clearance inspection.

19. 9. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)

All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cal-Fire Coastal)

Fire

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

20. 5. FIRE015 - FIRE HYDRANTS/FIRE VALVES

A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Cal-Fire Coastal)

1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection the applicant or owner shall schedule fire dept. clearance inspection.

Fire

21. 6. FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)

Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Cal-Fire Coastal)

Fire

1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection the applicant or owner shall schedule fire dept. clearance inspection.

22. 7. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (H/A)

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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Cal-Fire Coastal)

Fire

1. Prior to issuance of grading and/or building permit the applicant or owner shall incorporate specification into design and 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.

23. 8. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Compliance or Monitoring
Actions to be Performed

Responsible
Department

Conditions of Approval and/or Mitigation Monitoring Measures

The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Cal-Fire Coastal)

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

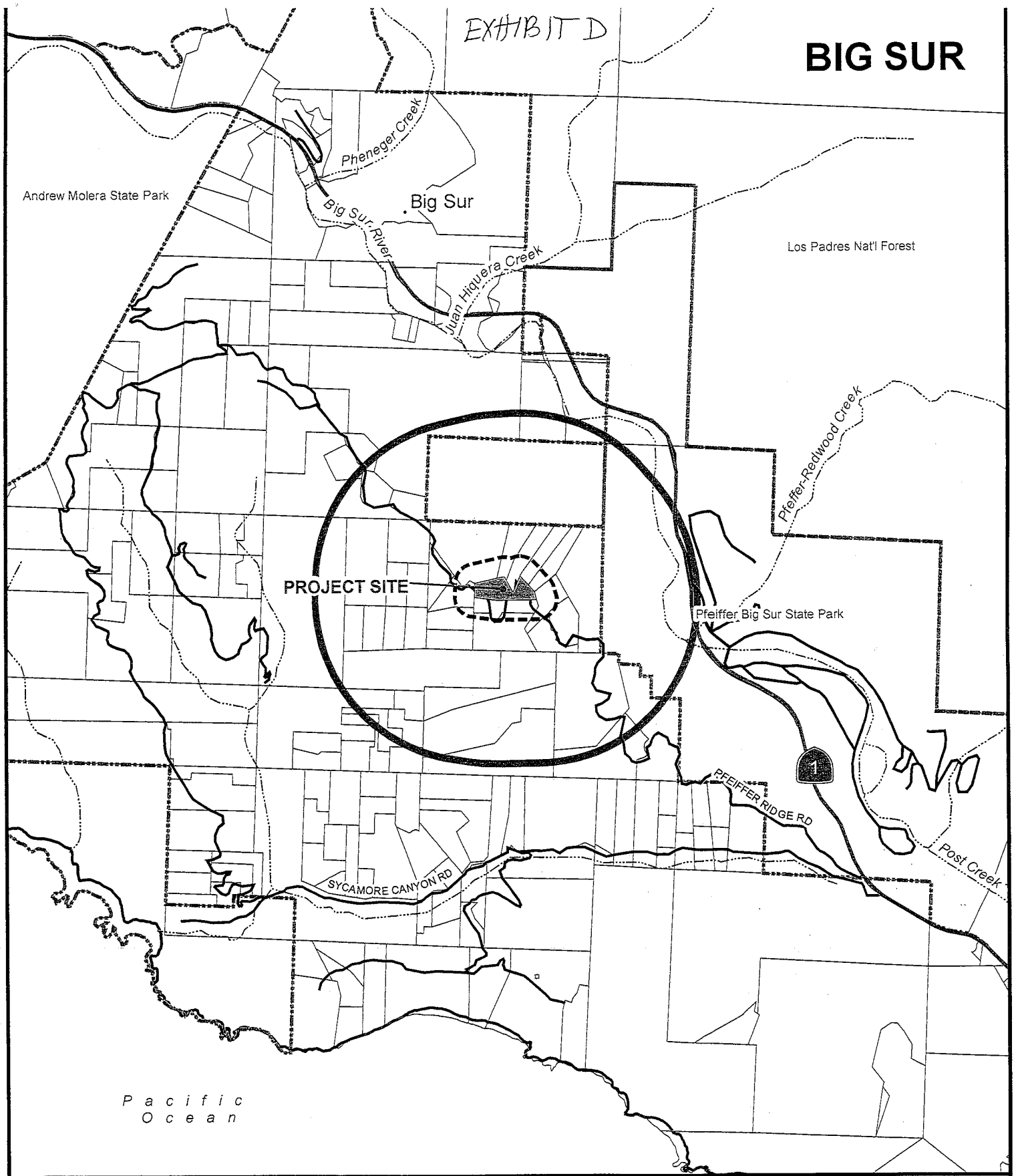
2. Prior to rough sprinkler or framing inspection the applicant or owner shall submit fire alarm plans and obtain approval.

3. Prior to final building inspection the applicant or owner shall schedule fire dept. fire alarm system acceptance test.

Fire

EXHIBIT D

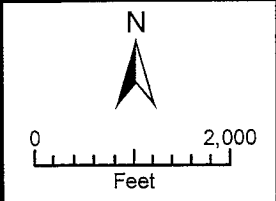
BIG SUR



APPLICANT: FISHER

APN: 419-241-017-000

FILE # PLN100628



Water
 2500' Limit
 300' Limit
 City Limits

PLANNER: GONZALES

EXHIBIT E

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

In the matter of the application of:

FISHER (PLN080468)

RESOLUTION NO. 080468

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempting PLN080468 per CEQA Guidelines Section 15302, and
- 2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; a Coastal Development Permit to allow development on slope greater than 30 percent; and a Design Approval.

(PLN080468, Fisher, 46325 Pfeiffer Ridge Road, Big Sur, Big Sur Coast Land Use Plan, APN: 419-241-017-000)

The Fisher application (PLN080468) came on for public hearing before the Monterey County Zoning Administrator on August 27, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

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

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

- the Monterey County General Plan,
- Big Sur Coast Land Use Plan,
- Big Sur Coastal Implementation Plan,
- 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 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number 419-241-017-000), Big Sur Coast Land Use Plan. The parcel is zoned Rural Density Residential, 40 acres per unit, with a Design Control overlay (Coastal Zone), which allows the demolition and construction of residential units with a Coastal Administrative Permit and Design Approval, and requires a Coastal Development Permit for development on slope greater than 30 percent. Therefore, the project is an allowed land use for this site.
- c) Design Approval: The property is within a Design Control District overlay which requires additional design review of proposed structures to assure subordination to and blending with the surrounding environment (Big Sur LUP Policy 3.2.4.A.3). The project design, materials, and colors are consistent and compatible with residences in the area and blend with the natural landscape of the property and surrounding area.
- d) The project planner conducted site inspections on October 29, 2008, and June 23, 2009, to verify that the project on the subject parcel conforms to the plans listed above.
- e) Development on slopes that exceed 30% is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30%, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives. (see Finding No. 7)
- f) Guesthouse: The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc). The project includes a Coastal Administrative Permit to allow the construction of a guesthouse, consistent with Section 20.12.040.C, and in accordance with the applicable policies in Section 20.64.020.C. In addition, Condition No. 9 will require the applicant to record a deed restriction regarding the regulations applicable to the use of guesthouses.
- g) The project was referred to the Big Sur Coast 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 it involves a Design Approval subject to review by the Zoning Administrator. The Big Sur Coast LUAC unanimously recommended approval, with conditions, at a public meeting held on June 23, 2009. The LUAC requested that in rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights, that exterior lights be shielded and no higher than 18 inches above ground, and that landscape planting be effectively used to screen the structures. Condition No. 7 (Landscape Plan) has been modified to require to the applicant to use landscaping to screen the structures from the road and neighbor views to the maximum extent feasible. Condition No. 8

(Lighting) has been modified to require exterior lights to be shielded and no higher than 18 inches above ground, and to require interior lights no higher than 4 feet from the floor. In addition, in order to reduce light glare at night, interior lighting shall not include hanging light fixtures or spot lights in rooms visible from Pfeiffer Ridge Road.

- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080468.

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, Cal-Fire Coastal (Fire Protection District), RMA - Public Works Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Soil/Slope Stability. A technical report by an outside consultant 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 this report and concurs with its conclusions. The following report has been prepared:

- Geotechnical Report (LIB090375) prepared by Grice Engineering, Inc, Salinas, California, December 2008.

- c) Staff conducted site inspections on October 29, 2008, and June 23, 2009, 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 PLN080468.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Public Works Department, Environmental Health Division, Water Resources Agency, and Cal-Fire Coastal. 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 existing development is, and will continue to be, serviced by an existing water system (Rancho Chaparral Mutual Water System) and septic system. The

Environmental Health Division reviewed the project application and did not apply any conditions to project approval.

c) Preceding findings and supporting evidence for PLN080468.

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 site inspections on October 29, 2008, and June 23, 2009, and researched County records to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080468.

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 of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

b) The applicant proposes to demolish an existing single family dwelling and guesthouse, and construct a new single family dwelling and guesthouse. The new structures will be located on approximately the same site as the existing structures. The structural coverage (residence, guesthouse, and pool equipment room) will increase by approximately 2,280 square feet (from 2,303 to 4,583), including 351 square feet of roof overhangs. Therefore, the proposed development is consistent with Section 15302.

c) No adverse environmental effects were identified during staff review of the development application during site visits on October 29, 2008, and June 23, 2009.

d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: alterations to a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.

e) See preceding and following findings 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 20.145.150 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, Trails Plan, in the Big Sur Coast 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 PLN080468.
 - e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.

7. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan, the Big Sur Coast Land Use Plan, and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Big Sur Coast 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 application for development on slopes exceeding 30%. Due to the steep topography of the property, the potential building area on slope less than 30 percent is limited. Therefore, the applicant has requested a Coastal Development Permit to allow development on slope greater than 30 percent. The majority of the slope area proposed for development has been disturbed by previous development (structural, retaining wall, or landscaping). The area of the west deck has not been previously disturbed, so the west deck will be cantilevered over the slope in order to minimize disturbance. Overall, the applicant has sited the proposed development in order to minimize development on slope over 30 percent, while also minimizing private viewshed impacts to neighbors. Modifying the project design to avoid 30 percent slope would cause conflicts with policies relating to the protection of private views (LUP Policy 3.2.4.A.2).
 - c) The Zoning Administrator shall require such conditions and changes in the development as it may deem necessary to assure compliance with Section 20.64.230 of the Monterey County Code (Condition No. 5).
 - 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 PLN080468.
 - e) The project planner conducted site inspections on October 29, 2008, and June 23, 2009.
 - f) 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.

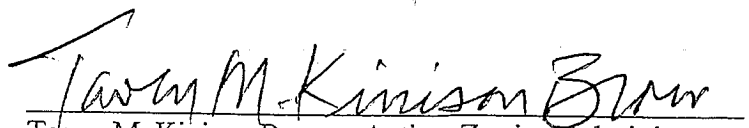
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves a project located between the sea and the first through public road paralleling the sea, and it involves development 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 PLN080468 per CEQA Guidelines Section 15302, and
- B. Approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill, a Coastal Administrative Permit for the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse, a Coastal Development Permit to allow development on slope greater than 30 percent, and a Design Approval, 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 27th day of August, 2009.


Taven M. Kinison Brown, Acting Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 01 2009**

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 **SEP 11 2009**

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

FISHER (PLN080468)

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

RESOLUTION 080468 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: FISHER

File No: PLN080468

APN: 419-241-017-000

Approved by: Zoning Administrator

Date: August 27, 2009

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

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
RMA - Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN080468) allows the demolition of an existing 1,774 square foot single family dwelling with 442 square feet of attached deck and a 169 square foot studio, and the construction of a 3,545 square foot single family dwelling with 888 square feet of attached deck and 351 square feet of eave overhangs exceeding 30 inches, a 262 square foot pool equipment room, a swimming pool, hot tub, photovoltaic system, and repair of the existing septic system, and grading consisting of approximately 561 cubic yards of cut and 509 cubic yards of fill; the demolition of an existing 360 square foot guesthouse with 251 square feet of attached deck, and the construction of a 425 square foot guesthouse; development on slope greater than 30 percent; and a Design Approval. The property is located at 46325 Pfeiffer Ridge Road, Big Sur (Assessor's Parcel Number APN 419-241-017-000), Big Sur Coast Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated.</p>	

Permit Code Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Unit (See Department)	Compliance or Mitigation Actions to be performed where applicable, a certified professional's report if required to be accepted.	Responsible Party or Compliance Agency	Violation of Compliance (Timeline)
		<p>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)</p>			
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 080468) was approved by the Zoning Administrator for Assessor's Parcel Number 419-241-017-000 on August 27, 2009. The permit was granted subject to fifteen (15) 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)</p>	<p>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.</p>	Owner / Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.
3.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA - Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA - Planning Department.</p>	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, whichever occurs first and as applicable.

Permit Cond. Number	Map Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Applicant or Mitigator's Name to be provided. If the applicant is a certified professional, his registration number must be provided.	Responsible Party for Compliance	Timing	Violation of Compliance (Name/Date)
		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)				
4.		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	
5.		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 / Geo-technical Consultant	Prior to final inspection.	
6.		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	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits. Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner / Applicant	Prior to the issuance of grading or building permits. Ongoing	

Permit Cond. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Applicant Monitoring Actions to be performed. Where applicable a certified professional is required for inspection to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance Frequency
	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)	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.	
7.	<p>PD012(F) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD)</p> <p>The site shall be landscaped to ensure screening of the structures from the road and neighbor views to the maximum extent feasible. 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 plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition."</p> <p>(RMA - Planning Department)</p>	<p>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.</p> <p>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.</p> <p>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.</p>	Owner / Applicant	Prior to issuance of building permits.	
8.	<p>PD014(C) - LIGHTING - EXTERIOR LIGHTING PLAN (BIG SUR) (NON-STANDARD)</p> <p>All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site</p>	<p>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.</p>	Owner / Applicant	Prior to the issuance of building permits.	

Permit Cond. Number	Mitig. Number	Conditions of Approval under Mitigation Measures and Responsible Land Use Department	Compliance Monitoring Status to be performed. Where applicable, a certified professional engineer or designer to be accepted.	Responsible Party for Compliance	Timing	Date of Compliance Monitoring
		<p>glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior lights shall be shielded and no higher than 18 inches above ground. In rooms visible from Pfeiffer Ridge Road, interior lights shall be no higher than 4 feet from the floor, and shall not include hanging light fixtures or spot lights. 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)</p>	<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner / Applicant</p>	<p>Prior to occupancy. / Ongoing</p>	
9.		<p>PD019(B) - DEED RESTRICTION - GUESTHOUSE (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets • The guesthouse shall not exceed 425 square feet of 	<p>Submit signed and notarized document to the Director of RMA - Planning Department for review and signature by the County.</p> <p>Proof of recordation of the document shall be submitted to the RMA - Planning Department.</p>	<p>Owner / Applicant</p> <p>Owner / Applicant</p>	<p>Prior to issuance of grading or building permits</p> <p>Prior to occupancy or commencement of use.</p>	

Permit Code Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Local Use Department	Compliance or Monitoring Action to be performed, where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (date)
10.		<p>livable floor area</p> <ul style="list-style-type: none"> The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. The guesthouse height shall not exceed 12 feet nor be more than one story. <p>(RMA – Planning Department)</p>		Owner / Applicant	As stated in the conditions of approval.	
11.		<p>PD032(A) - PERMIT EXPIRATION</p> <p>The permit shall be granted for a time period of 4 years, to expire on August 27, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	<p>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.</p>	Owner / Applicant	Ongoing	
12.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p> <p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)</p> <p>In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p> <p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	Contractor / Owner / Applicant	Prior to the issuance of a demolition permit.	

Permit Cond. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party for Compliance	Applicant's Monitoring Methods to be performed. Where applicable, a certified professional is required to monitor as accepted.	Responsible Party for Compliance	Permit Condition Compliance (Date/Time)
	<p>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;</p> <p>3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.</p> <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>			
Monterey County Water Resources Agency				
13.	<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water re-circulating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.</p> <p>(Water Resources Agency)</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner / Applicant</p>	<p>Prior to final building inspection / occupancy</p>
Fire Agency (Cal-Fire Coastal)				
14.	<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	<p>Owner / Applicant</p>	<p>Prior to issuance of building</p>

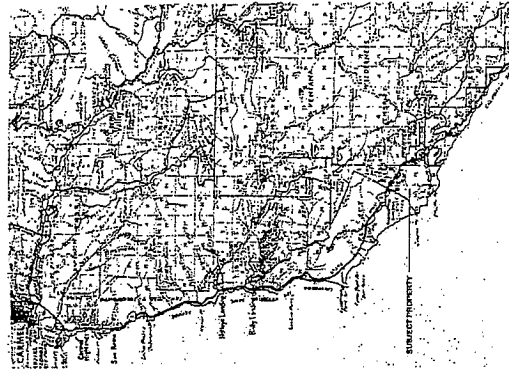
Permit Code Number	Minis Number	Conditions of Approval and the Applicant's Responsibility to the Department	Compliance or Modification Actions to be performed. When applicable, applicant to explain if required actions to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
		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. (Cal-Fire Coastal Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection. Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to framing inspection. Prior to final building inspection.	
15.		FIRE030 – PHOTOVOLTAIC SYSTEM PLANS (NON-STANDARD) The applicant shall submit plans independently for review of the photovoltaic system. A minimum of four (4) sets of plans for photovoltaic systems must be submitted by a California licensed contractor and approved prior to installation. (Cal-Fire Coastal Fire Protection District)	Applicant shall submit plans to the RMA-Building Services Department for review and approval. Applicant shall schedule fire dept. final inspection.	Owner / Applicant	Prior to issuance of building permit. Prior to final building inspection.	

END OF CONDITIONS

SHEET INDEX

1. PROJECT DATA, PARCEL MAP, VICINITY MAP
2. EXISTING SITE PLAN
3. EXISTING FLOOR PLAN
4. EXISTING ELEVATIONS
5. PROPOSED SITE AND FLOOR PLAN
6. PROPOSED GRADING PLAN
7. PROPOSED LAMIN HOUSE FLOOR PLAN
8. PROPOSED BASELIGHT AND CHAISELERS UNIT
9. PROPOSED GUESTHOUSE
10. PROPOSED LAMIN HOUSE NORTH AND EAST ELEVATIONS
11. PROPOSED LAMIN HOUSE SOUTH AND WEST ELEVATIONS
12. GUESTHOUSE ELEVATIONS

VICINITY MAP



SCOPE OF WORK

REVISION OF EXISTING HOUSE (CONDOMINIUM) AND CONSTRUCTION OF NEW TWO BEDROOM RESIDENCE IN SAME LOCATION OF EXISTING HOUSE. DEMOLITION OF EXISTING PROPOSED LAMIN HOUSE AND CONSTRUCTION OF EXISTING UNIT TWO AND THREE. DEMOLITION OF EXISTING UNIT TWO AND THREE. CONSTRUCTION OF EXISTING UNIT TWO AND THREE. CONSTRUCTION OF EXISTING UNIT TWO AND THREE.



PROJECT DATA

CLIENT: Fred Fisher & Donald Jones
4800 S. Schickel Lane
Carmel, CA 95008
Tel: (408) 426-3371
Fax: (408) 426-3372
Email: fred@fisherjones.com
donald@fisherjones.com

ARCHITECT: Carver + Schickel Architects, Inc.
1000 S. Bascom Avenue, Suite 100
Carmel, CA 95008
Tel: (408) 426-3371
Fax: (408) 426-3372
Email: fred@fisherjones.com
donald@fisherjones.com

PERMITTING: Planning Department
1000 S. Bascom Avenue, Suite 100
Carmel, CA 95008
Tel: (408) 426-3371
Fax: (408) 426-3372
Email: fred@fisherjones.com
donald@fisherjones.com

PROPERTY ADDRESS: 1174 W. A. Street
1200 W. A. Street
1814 W. A. Street

APN: 034-007-001

PARCEL SIZE: 2.04 ACRES

ZONING: RDR16 (CZ)

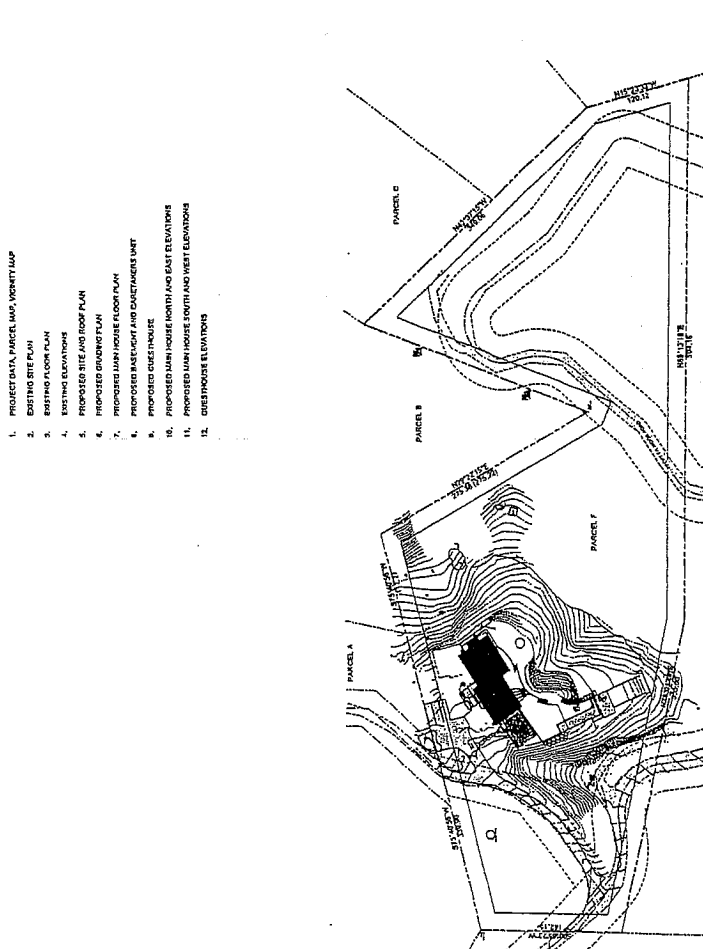
EXISTING SQUARE FOOTAGE:
1174 W. A. Street: 1,174 sq. ft.
1200 W. A. Street: 1,200 sq. ft.
1814 W. A. Street: 1,814 sq. ft.

PROPOSED SQUARE FOOTAGE:
1174 W. A. Street: 1,174 sq. ft.
1200 W. A. Street: 1,200 sq. ft.
1814 W. A. Street: 1,814 sq. ft.

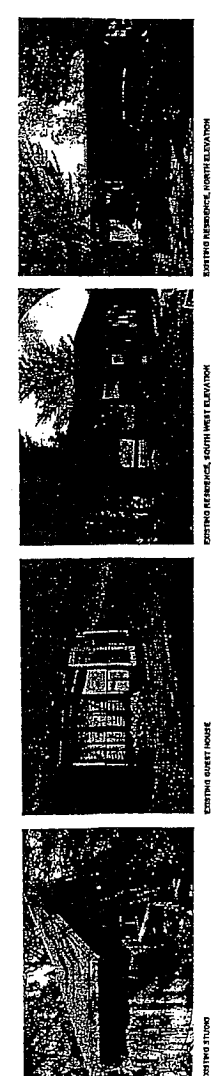
BUILDING HEIGHT:
1174 W. A. Street: 11' 0" max.
1200 W. A. Street: 12' 0" max.
1814 W. A. Street: 18' 0" max.

EXISTING BUILDING SITE COVERAGE:
1174 W. A. Street: 11.74%
1200 W. A. Street: 12.00%
1814 W. A. Street: 18.14%

PROPOSED BUILDING SITE COVERAGE:
1174 W. A. Street: 11.74%
1200 W. A. Street: 12.00%
1814 W. A. Street: 18.14%

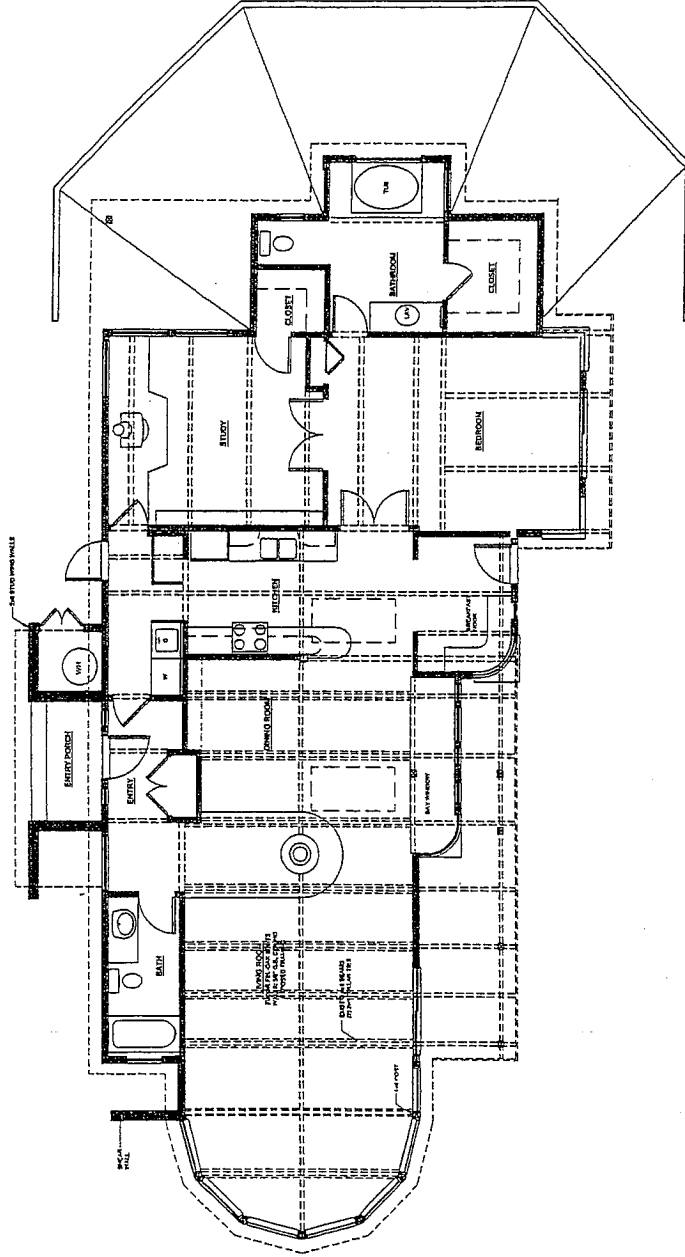


1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"



EXISTING HOUSE, NORTH ELEVATION
EXISTING HOUSE, SOUTH WEST ELEVATION
EXISTING HOUSE, SOUTH WEST ELEVATION
EXISTING HOUSE, SOUTH WEST ELEVATION
EXISTING HOUSE, SOUTH WEST ELEVATION
EXISTING HOUSE, SOUTH WEST ELEVATION

DATE: 07.24.2008	TITLE: PROJECT DATA, PARCEL MAP, VICINITY MAP
SCALE: AS SHOWN	<p>Fisher Residence 4800 S. Schickel Lane, Carmel, CA 95008</p> <p>Carver + Schickel Architects, Inc. 1000 S. Bascom Avenue, Suite 100, Carmel, CA 95008</p> <p>PH: (408) 426-3371 FAX: (408) 426-3372 WWW: CARVER-SCHICKEL.COM</p>
DRAWN: DUG	
CHECK: DKT	
SHEET 1	



1 EXISTING FLOOR PLAN
SCALE 1/8" = 1'-0"

DATE	07 JULY 2009
SCALE	1/8" = 1'-0"
DRAWN	LB
JOB	0112

TITLE
EXISTING FLOOR PLAN

Fisher Residence

1000 W. 10TH STREET • ANAHEIM, CA 92805



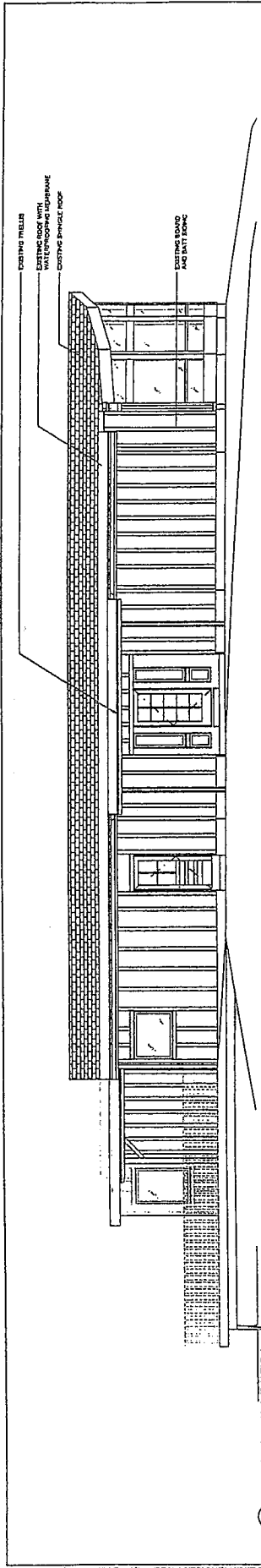
Carter Johnson
ARCHITECTS • PLANNERS • INTERIORS • RESTAURANTS

PO BOX 2841 • ANAHEIM, CA 92811-0284
PHONE 714.771.2300 • FACSIMILE 714.771.2304
WWW.CARTERJOHNSON.COM

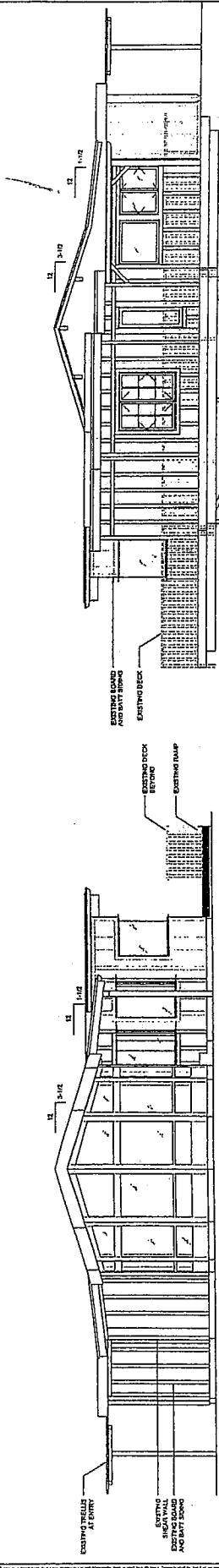
SHEET

3

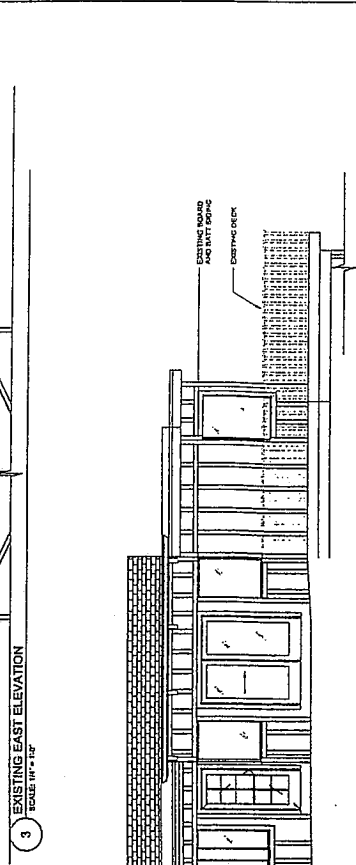




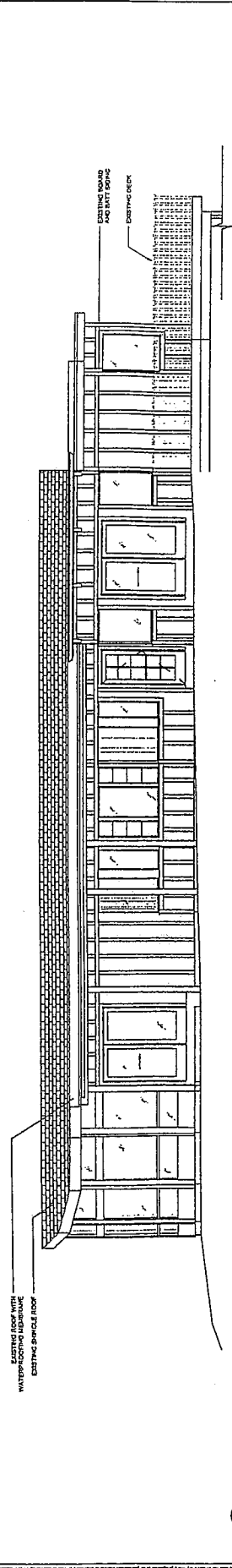
1 EXISTING NORTH ELEVATION
SCALE 1/4" = 1'-0"




2 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"

DATE		7/17/2009	
SCALE		1/4" = 1'-0"	
DRAWN		DJO	
JOB		0413	
EXISTING ELEVATIONS			
Fisher Residence 10271 FISHER ROAD # 1002 SO. CA. 92585			
 Carver + Schickel ARCHITECTS - PLANNERS - INTERIORS DESIGNERS		PO BOX 3947 - DUNSMUIR, CA 95727 - USA PHONE 916.814.2381 - FACSIMILE 916.831.6344 CARVER+SCHICKEL.COM	
SHEET			4



LEGEND
 CAUTION
 DO NOT SCALE



5

SHEET

RD 508 3941 - GARFIELD CO 82801, USA
 PHONE 313.313.3361 / FACSIMILE 974.3361
 CONTACT@CARVERI.COM

Carver i Solutions
 ARCHITECTS • LANDSCAPE ARCHITECTS • INTERIOR DESIGNERS



PROPOSED ROOF AND SITE PLAN

Fisher Residence
 1001 BENTLEY AVENUE SW • 802 3RD CO, 19720

DATE 07 JULY 2009

SCALE 1/8"=1'-0"

DRAWN 03/07

JOB 0613

TITLE

EROSION CONTROL NOTES

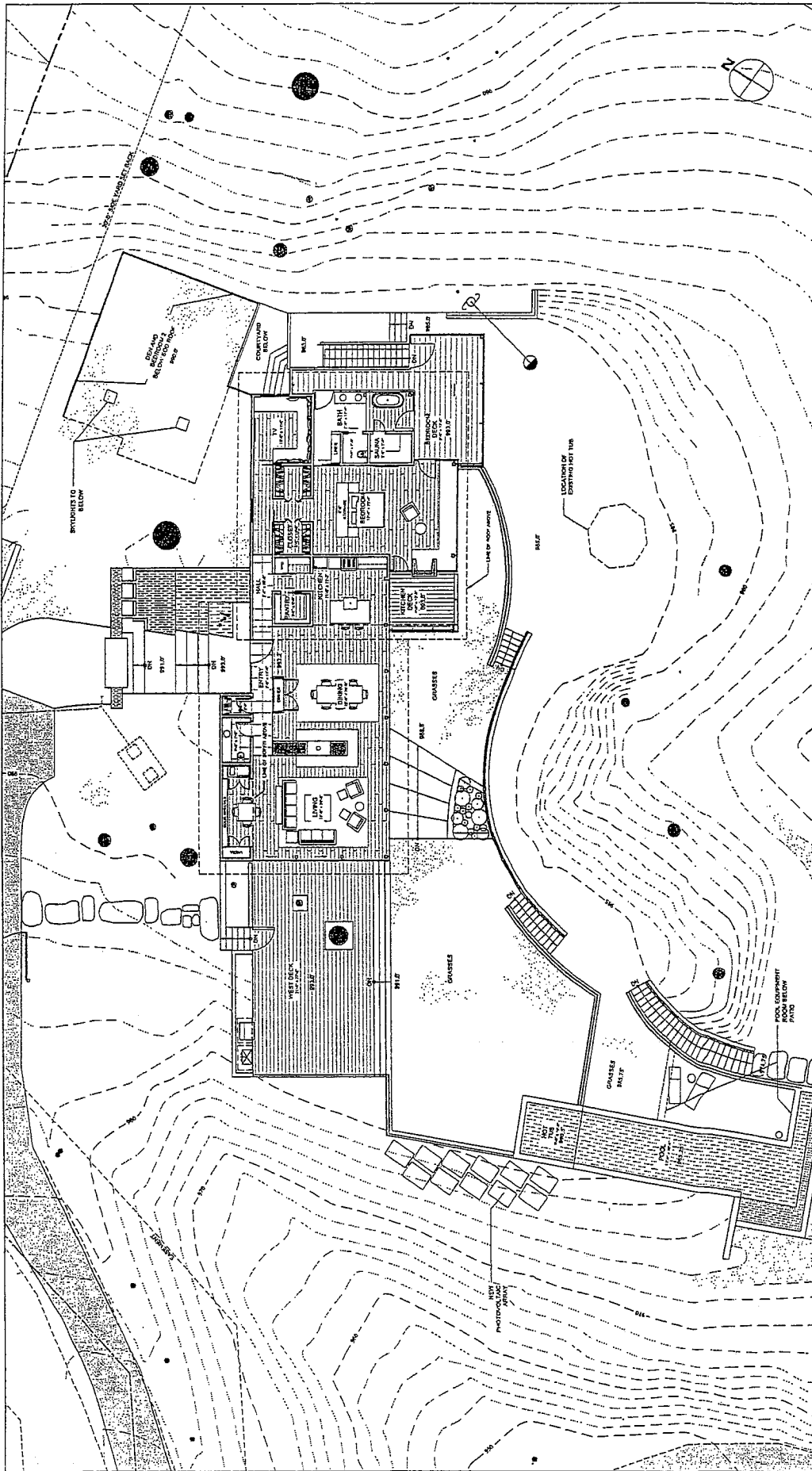
1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE COURSE OF THE CONSTRUCTION TO PROTECT AGAINST EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 10 DAYS OF COMMENCEMENT OF CONSTRUCTION. VEGETATION REMOVAL ON THE AREA SHALL BE LIMITED TO CONTROL EROSION.
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN APRIL 15 AND APRIL 15, 2017:
 - A. ALL EXPOSED SOILS SHALL BE PROTECTED BY APPLYING STRAW OR MULCH TO THE EXPOSED SURFACE.
 - B. IN ORDER TO MAINTAIN THE PROTECTION, THE STRAW OR MULCH SHALL BE REPLACED AS NEEDED TO MAINTAIN THE PROTECTION.
 - C. VEGETATION SHALL BE REPLANTED AS NEEDED TO MAINTAIN THE PROTECTION.
 - D. EROSION CONTROL MEASURES SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE SOIL IS FULLY STABILIZED.
 - E. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SOIL IS FULLY STABILIZED.
 - F. CUT AND FILL SLOPES SHALL BE PLANTED WITH APPROPRIATE VEGETATION.
4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR SHALL MAINTAIN THE SITE TO PREVENT THE OCCURRENCE OF AN EROSION EVENT. THE CONTRACTOR SHALL MAINTAIN THE SITE TO PREVENT THE OCCURRENCE OF AN EROSION EVENT. THE CONTRACTOR SHALL MAINTAIN THE SITE TO PREVENT THE OCCURRENCE OF AN EROSION EVENT. THE CONTRACTOR SHALL MAINTAIN THE SITE TO PREVENT THE OCCURRENCE OF AN EROSION EVENT.

LEGEND

- /// CUT 1:1 HORIZONTAL TO 1 VERTICAL
- /// FILL 1:1 HORIZONTAL TO 1 VERTICAL



DATE: 07/11/2017		TITLE: PROPOSED GRADING PLAN	
SCALE: 1/4" = 1'-0"		PROJECT: FISHER RESIDENCE	
DRAWN: DGP		SHEET: 6	
JOB: 17011		CARVER + SCHICKELONE ARCHITECTS - PLANNERS - INTERIOR DESIGNERS 400 3RD ST. SUITE 201 - SAN FRANCISCO, CA 94103 415.774.8888	



7

PROJECT

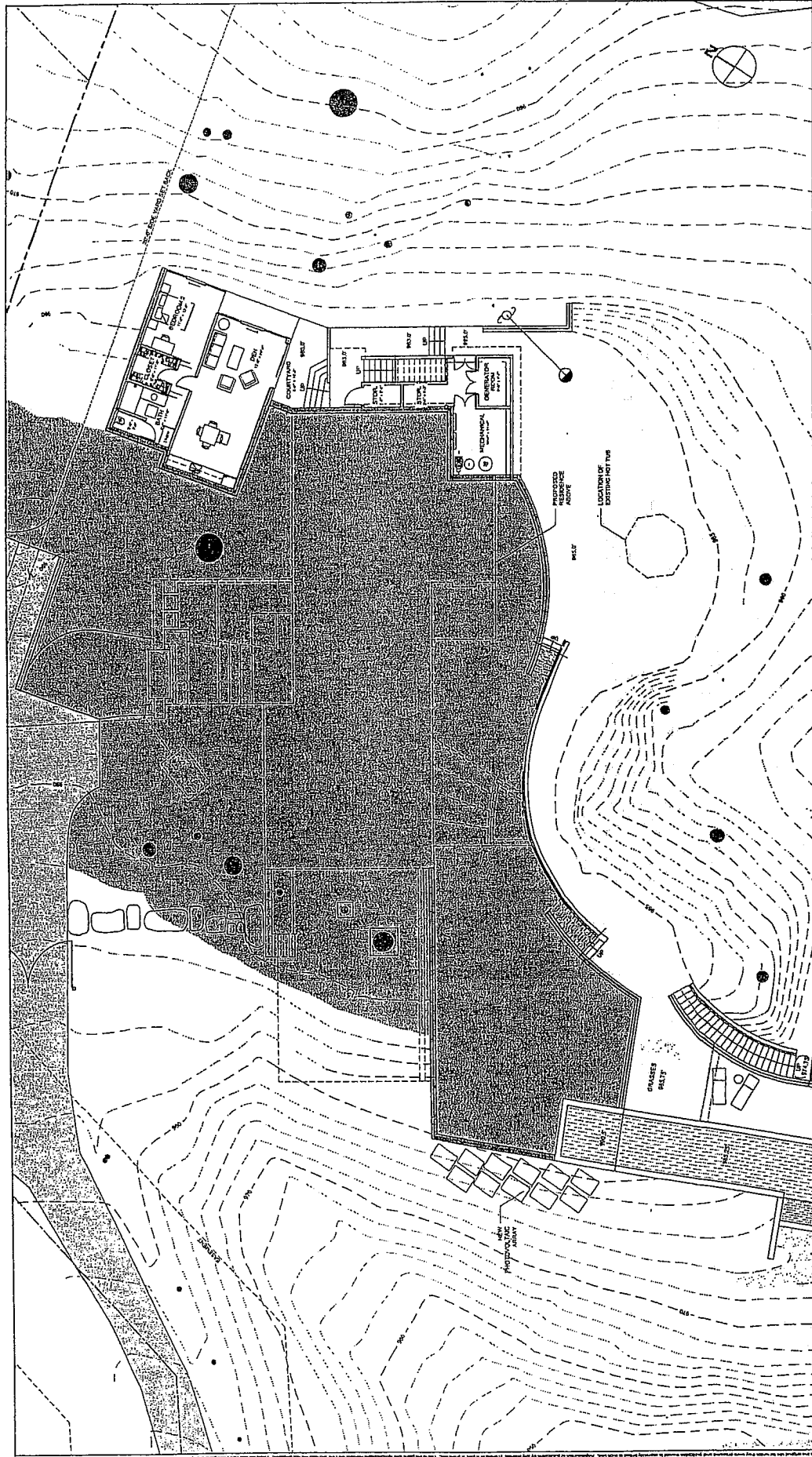
FOR SALE - CONCEPT DESIGN - USA
 CONTACT: ARCHITECTURE@CARTER-SCHICKLEKRE.COM


Carter & Schickelkreutz
 ARCHITECTS - PLANNERS - INTERIOR DESIGNERS

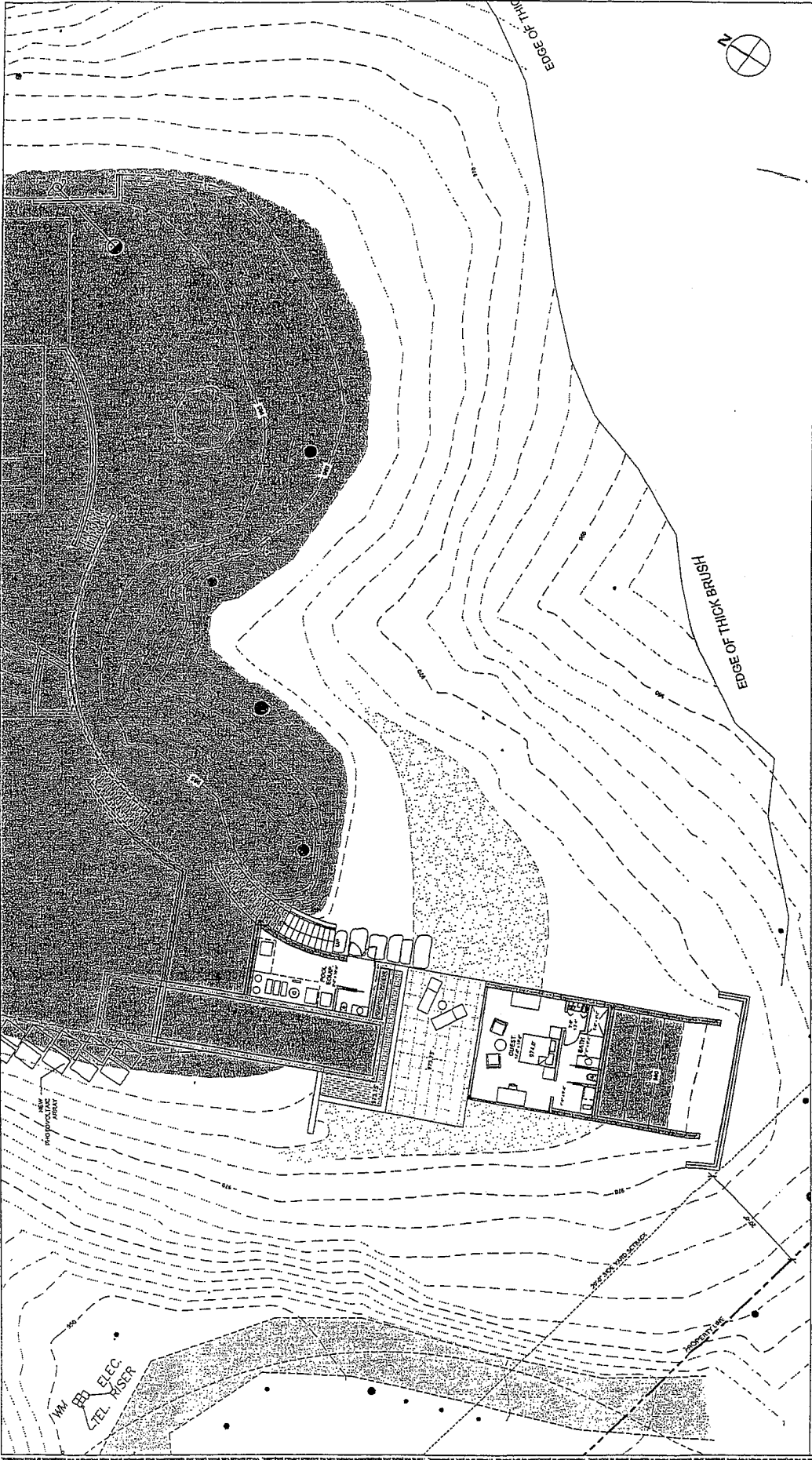
PROPOSED MAIN HOUSE FLOOR PLAN

Fisher Residence
 1000 PINEWOOD ROAD NW • BIG BUCK, GA, 30130

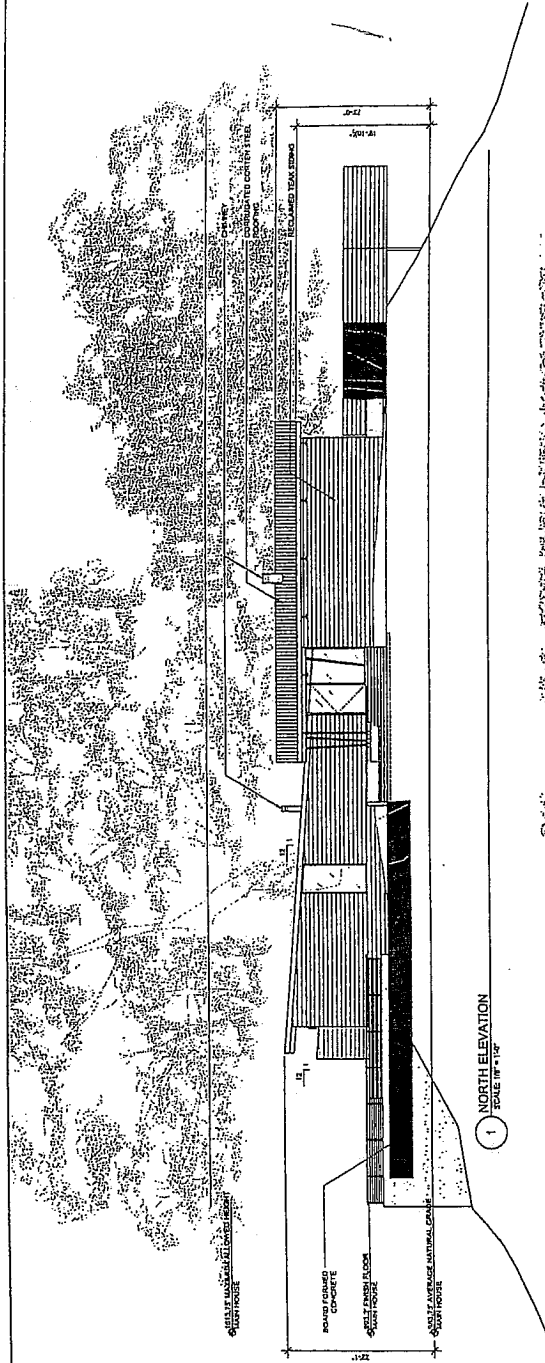
DATE	27 JULY 2009	DRAWN	GJD
SCALE	1/8"=1'-0"	JOB	0412



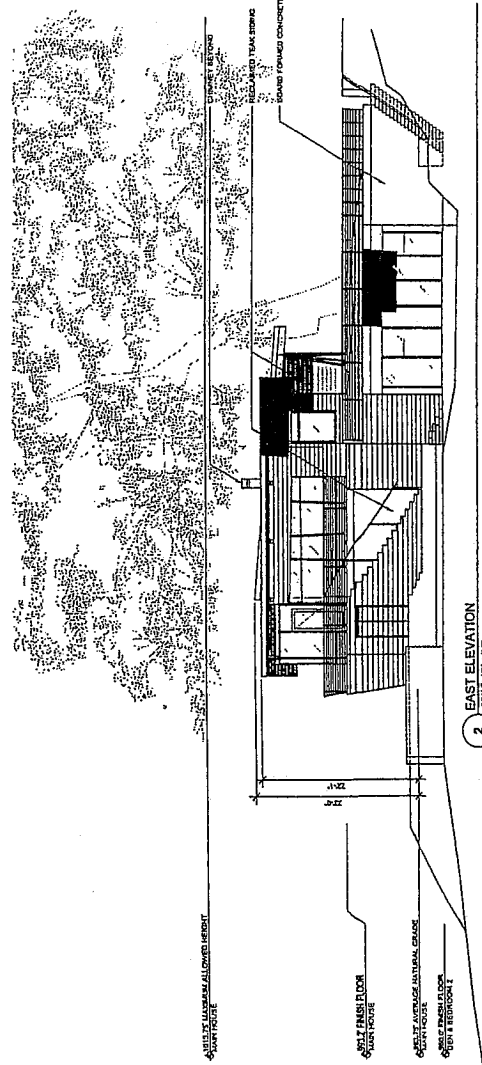
DATE: 27 JAN 2008		TITLE: PROPOSED LOWER FLOOR		 Carver + Bohigian ARCHITECTS - PLANNERS - INTERIORS DESIGNERS 10000 WILSON BLVD., SUITE 100 CANTON, CA 94521 925.851.1234 WWW.CARVERBOHIGIAN.COM	8
SCALE: 1/8" = 1'-0"	DRYER: DJD	DATE: 27 JAN 2008	PROJECT: FISHER RESIDENCE		
SCALE: 1/8" = 1'-0"	DRYER: DJD	DATE: 27 JAN 2008	PROJECT: FISHER RESIDENCE		
SCALE: 1/8" = 1'-0"	DRYER: DJD	DATE: 27 JAN 2008	PROJECT: FISHER RESIDENCE		
SCALE: 1/8" = 1'-0"	DRYER: DJD	DATE: 27 JAN 2008	PROJECT: FISHER RESIDENCE		



DATE		BY		SCALE		REVISED		DRAWN		JOB		DATE	
TITLE												SHEET	
PROPOSED GUEST HOUSE												9	
Fisher Residence													
ARCHITECTS: SCHLICKELMANN ARCHITECTS, INC. 1000 S. GARDEN ST. SUITE 100, GARDEN GROVE, CA 92643													
REGISTERED ARCHITECTS: SCHLICKELMANN ARCHITECTS, INC. 1000 S. GARDEN ST. SUITE 100, GARDEN GROVE, CA 92643													
REGISTERED ENGINEERS: SCHLICKELMANN ARCHITECTS, INC. 1000 S. GARDEN ST. SUITE 100, GARDEN GROVE, CA 92643													



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TITLE PROPOSED MAIN HOUSE SOUTH AND EAST ELEVATIONS

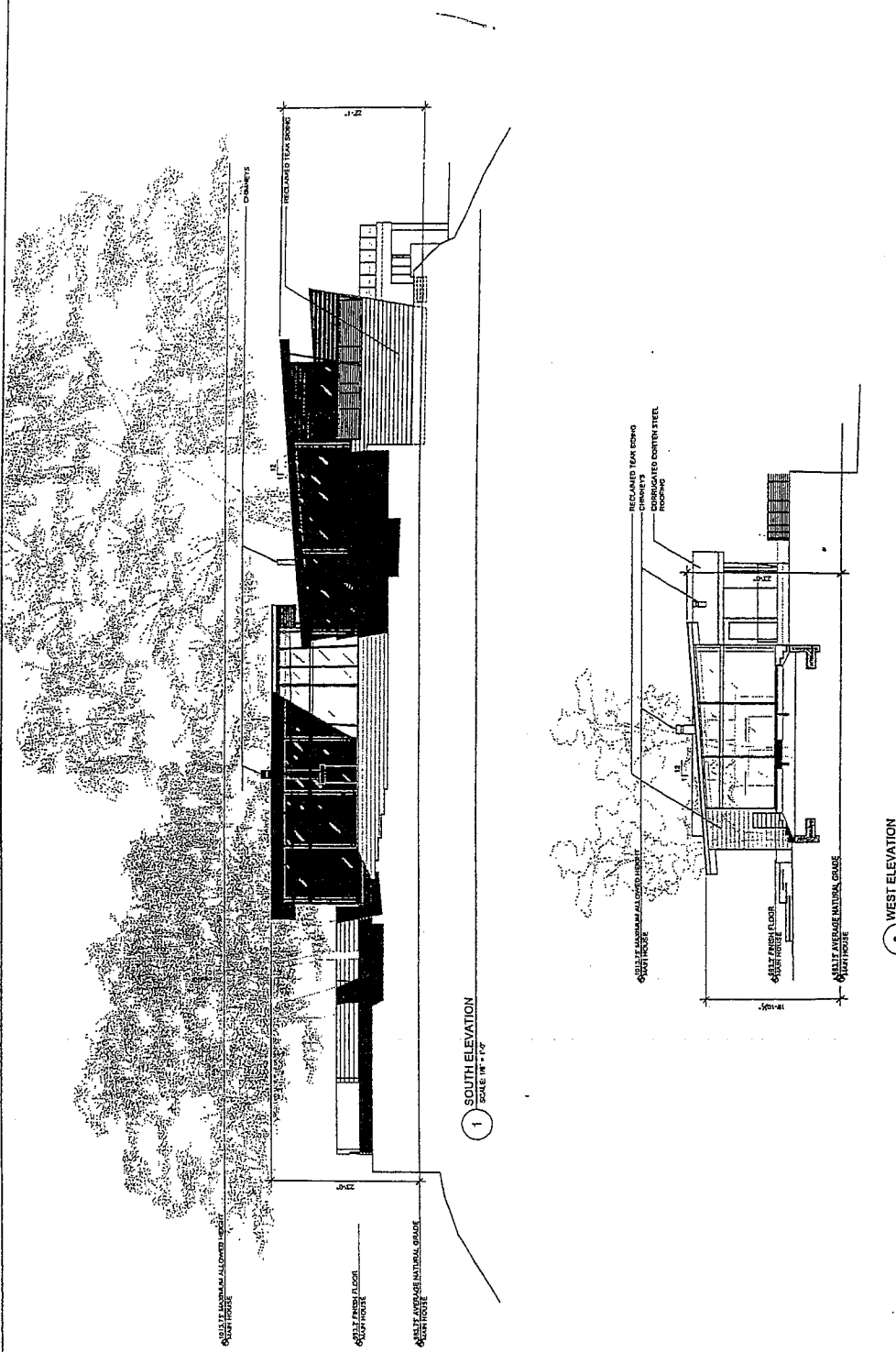
Fisher Residence
1033 PLYMOUTH ROAD RD • RED STIC, CA, 91705

PROJECT: OWNER: CA 02011, INC.
PROJECT: 1033 PLYMOUTH ROAD, RED STIC, CA 91705
CONTRACT: 1033 PLYMOUTH ROAD

Carver + Schickel
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS



DATE: 07 JULY 2009
SCALE: 1/8" = 1'-0"
DRAWN: DCO
JOB: 0412



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

DATE	07 JULY 2008
SCALE	1/8" = 1'-0"
DRAWN	DJP
JOB	0817

TITLE
PROPOSED MAIN HOUSE SOUTH AND WEST ELEVATIONS

Fisher Residence

RESIDENTIAL ADDRESS: 160 BUCKLEBURY

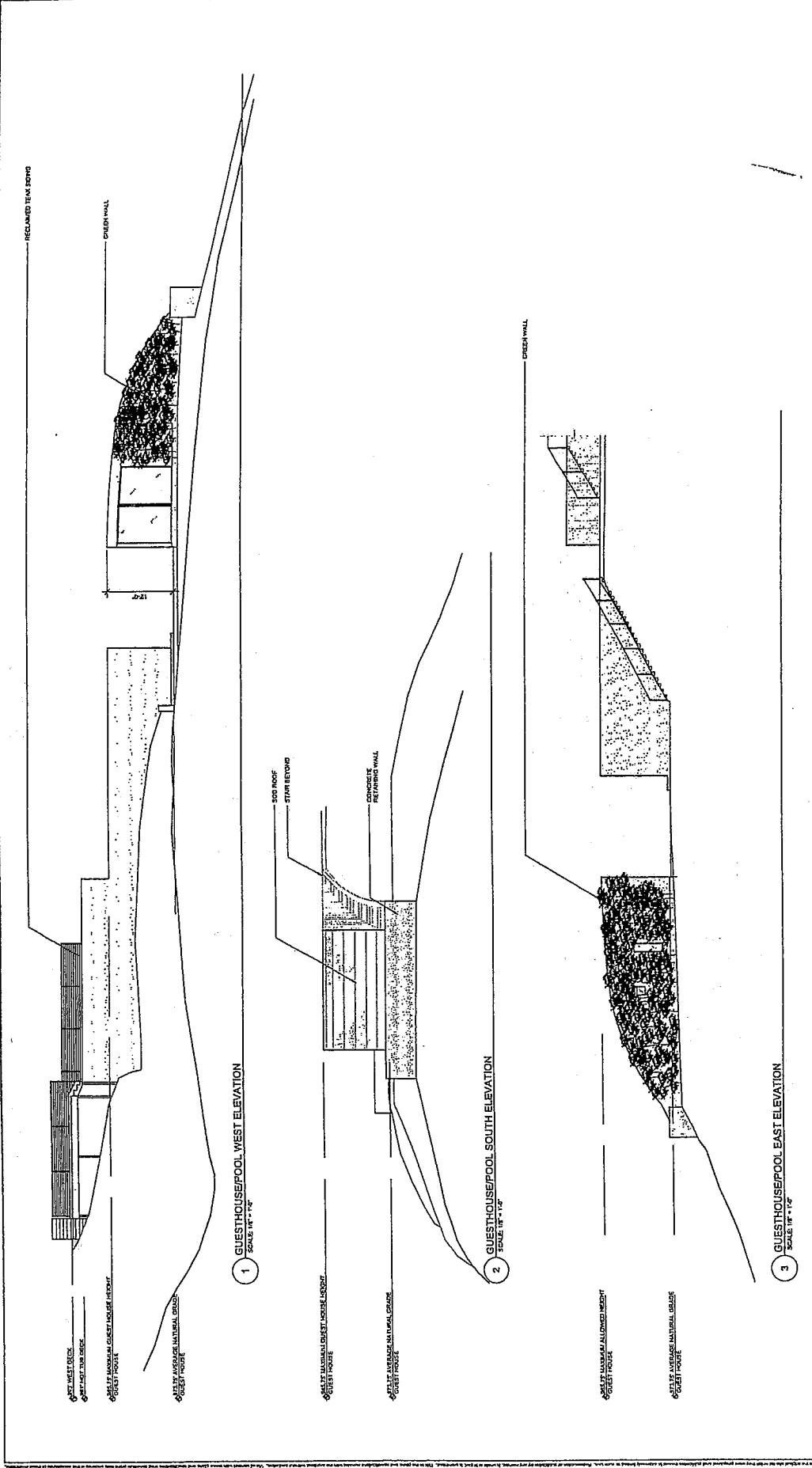


Cerver + Schlotterbeck
ARCHITECTS • INTERIORS • INTERIOR DESIGNERS

4800 15th Avenue, Suite 100
P.O. Box 10000, Boulder, CO 80501
WWW.CERVERSCHLOTTERBECK.COM

SHEET

11



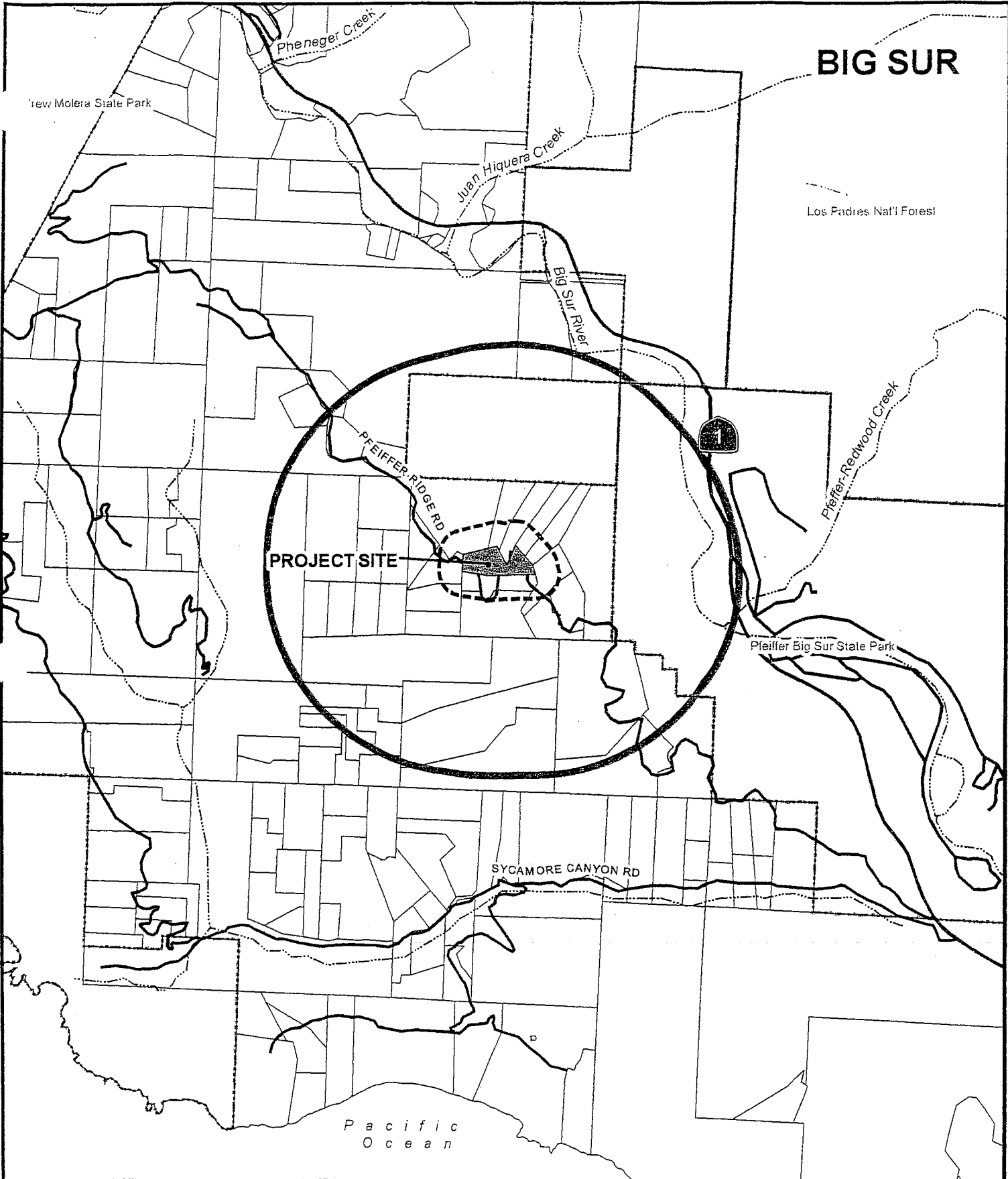
NO. 800 234-0811 • 800 234-0811 FAX
 PHONE 971-971-2331 • FISHERS RESIDENCE
 CARVER@CARVER.COM

CARVER + SCHICKELER
 ARCHITECTS • LANDSCAPE ARCHITECTS



DATE		TITLE	
01 JUL 2009	01 JUL 2009	GUEST HOUSE ELEVATIONS	
SCALE	1/8" = 1'-0"	Fisher Residence	
DRAWN	ESD	4001 W. FISHERS RD. • 90030, CA, USA	
209	0811		

BIG SUR



APPLICANT: FISHER

APN: 419-241-017-000

FILE # PLN080468



300' Limit



2500' Limit



City Limits

