

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 8, 2012 Time: 1:35 P.M.	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting of approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within the front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource.	
Project Location: 26264 Valley View Avenue, Carmel	APN: 009-404-007-000
Planning File Number: PLN110623	Owner: Douglas Mack Agent: Douglas Mack - Architect
Planning Area: Carmel	Flagged and staked: Yes
Zoning Designation: : "MDR/2-D (18)(CZ)" [Medium-Density Residential, 2 acres per unit with Design Control Overlay, 18' height maximum, Coastal Zone]	
CEQA Action: Categorically Exempt per Section 15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project CEQA Exempt pursuant to 15305 (a); and
- 2) Approve PLN110623, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The proposed project is to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage. The Applicant is also requesting allowance for a single parking space to be located within front setback, due to site restrictions. The project site is located within a residential neighborhood of the unincorporated area of the city of Carmel, within a "Design Control District". The project site is also located within 750 feet of a known archaeological resource, however, two surveys conducted by a County-approved archaeologist in late 2011 concluded that the site is likely devoid of any archaeological resources.

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

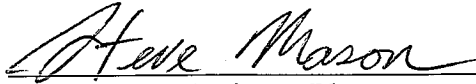
- √ RMA - Public Works Department
Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District
Parks Department
RMA - Building Department
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works Department, Water Resources Agency, Cypress Fire Protection District,

and RMA-Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) reviewed the project on February 6, 2012, and recommended approval of the project as proposed by a unanimous vote of 8-0.

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



Steve Mason, Assistant Planner
(831)755-5228, masons@co.monterey.ca.us
February 23, 2012

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; Carol Allen, Senior Secretary; Douglas Mack, Owner; The Open Monterey Project; LandWatch; Planning File PLN110623

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

This report was reviewed by Laura Lawrence, Planning Services Manager

EXHIBIT A

Project Information for PLN110623

Project Information:

Project Name: MACK DOUGLAS	
Location: 26264 VALLEY VIEW AVE CARMEL	
Permit Type: Combined Development Permit	
Environmental Status: Exempt	Final Action Deadline (884): 3/25/2012
Existing Structures (sf): 1385	Coverage Allowed: 45%
Proposed Structures (sf): 1795	Coverage Proposed: 33%
Total Sq. Ft.: 1795	Height Allowed: 18'
Tree Removal: 0	Height Proposed: 18'
Water Source: Public	FAR Allowed: 45%
Water Purveyor: Cal-Am	FAR Proposed: 45%
Sewage Disposal (method): Public	Lot Size: .1
Sewer District: CAWD	Grading (cubic yds.): 13

Parcel Information:

Primary APN: 009-404-007-000	Seismic Hazard Zone: >600' active fault
Applicable Plan: CARMEL LAND USE PLAN	Erosion Hazard Zone: Moderate
Advisory Committee: Carmel Unincorporated/Highlands	Fire Hazard Zone: No rating
Zoning: MDR/2-D(18)(CZ)	Flood Hazard Zone: No FEMA rating
Land Use Designation: Residential - Medium Density	Archaeological Sensitivity: High
Coastal Zone: Y	Viewshed: No
Fire District: Cypress FPD	Special Setbacks on Parcel: 18' maximum height

Reports on Project Parcel:

Soils Report #: n/a
Biological Report #: n/a
Geologic Report #: n/a
Forest Management Rpt. #: n/a
Archaeological Report #: LIB120040
Traffic Report #: n/a

EXHIBIT B DISCUSSION

Project Description

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource. The proposed single family dwelling will be of tudor-style design, composed of wood and plaster, with a color scheme comprised of earth tone hues of olive-green and beige-brown.

Project Issues

The project site is located within a Design Control-zoned district, and, as such, the project required review by the Carmel Highlands/Unincorporated Land Use Advisory Committee for the appropriateness of the design, color and use of materials, and overall context as it applies to the "neighborhood character." Said review was conducted on February 6, 2012, at which time the Committee gave its unanimous support for the project.

The Applicant is requesting a Coastal Administrative Permit to allow for one of the two required parking spaces to be located within the front setback. This request is due to the restrictive nature of the parcel, which has a limited 40' wide street frontage. As such, the Applicant would prefer to retain landscape vegetation in lieu of devoting the majority of the property frontage to parking. This is not uncommon in the area. Staff's survey of six neighboring residences found only one which possessed the requisite two parking spaces, with the other five residences possessing one designated parking space not within the front setback.

The project site is located within 750 feet of a known archaeological site. Monterey County Coastal Implementation Plan Part 4, Section 20.146.090A.1 states "Development proposed within 750 feet of a known archaeological resource... shall be required to obtain a Coastal Development Permit." Said Coastal Development Permit is being sought as a part of this project application. An Archaeological Report was commissioned, and auger testing performed, for the project, concluding that "there is no reason to delay the project because of cultural resources, as there are no cultural resources on the project parcel." A standard condition will be applied to the project requiring that, if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it.

Environmental Review

The project, as proposed, is CEQA Exempt per 15303(a):

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are

the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Additionally, the project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.

Recommendation

Staff is recommending Approval of the project as proposed.

**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:

Mack (PLN110623)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project CEQA exempt pursuant to 15303(a) and;
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting of approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within the front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource.

[PLN110623, Mack, 26264 Valley View Avenue, Carmel, Carmel Planning Area (APN: 009-404-007-000)]

The Mack application (PLN110623) came on for public hearing before the Monterey County Zoning Administrator on March 8, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 4;
 - 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 26264 Valley View Drive, Carmel (Assessor's Parcel Number 009-404-007-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ) [Medium Density Residential/2 Units Per Acre, Design Control Overlay, (18' maximum height), (Coastal Zone)], which allows the first single family dwelling per legal lot of record with an Approved Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on December 8, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is located within a "Design Review" district, and as such was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on February 6, 2012 regarding review for the appropriateness of the design, color, use of materials, and overall context as it applies to the "neighborhood character." The project was subsequently recommended for approval by a unanimous vote of 8-0. The proposed single family dwelling will be of tudor-style design, composed of wood and plaster, with a color scheme comprised of earth tones olive green and beige-brown. The dwelling is also proposed to be constructed to a height of 18', which is the maximum height allowed according to the zoning overly. For the purpose of height verification, Staff has included a project Condition requiring that the applicant shall have a benchmark placed upon the property and identified on the building plans which shall remain visible onsite until final building inspection.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110623.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - "Auger Testing of Assessor's Parcel Number 009 404 007, on Carmel Point, an Unincorporated Portion of Carmel, County of Monterey, California," (LIB120040) prepared by Susan Morley

M.A., Marina, CA, November 29, 2011.

- c) Staff conducted a site inspection on December 8, 2011 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110623.

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, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. As with the existing single family dwelling slated for removal, water will be provided by the Cal-Am Water Company and sewer services provided by the Carmel Area Wastewater District.
 - c) Preceding findings and supporting evidence.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on December 8, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110623.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts one single-family residence, or a second

- dwelling unit in a residential zone.
- b) The proposed project calls for the construction of one single-family residence in a residential zone.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on December 8, 2011.
- d) The project does not fall under any of the criteria which might preclude “Exempt” status, pursuant to CEQA 15300.2 (“Exceptions”); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
- e) See preceding and following findings and supporting evidence.

6. **FINDING:** **PARKING** – The subject property complies with all rules and regulations pertaining to parking, per section 20.58.040 & 20.58.050.E which allows a space to be located within the front setback with an approved Coastal Administrative Permit.
- EVIDENCE:**
- a) Staff conducted a site visit on December 8, 2011 to verify the site constraints of the property. The street frontage of the property is 40’, as is the same with the majority of the surrounding properties. Staff noted that only one of the six immediately surrounding properties possessed two covered parking spaces located outside of the front setback. The remaining five properties possessed only a single covered space outside of the front setback.
 - b) Adequate space exists within the front setback to facilitate an additional parking space.
 - c) PLN080018 (Zoning Administrator – May 29, 2008) granted an adjacent property, at 26257 Valley View Avenue, a single designated uncovered parking space within the front setback by way of a Coastal Administrative Permit.
 - d) It is the consideration of the Zoning Administrator that landscaped vegetation is more in keeping with the “neighborhood character” than paved covered parking spaces or double-wide enclosed garages.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.070 Monterey County Zoning Ordinance (Action by the Board of Supervisors on Appeal).
 - b) Pursuant to section 20.86.080.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal to the California Coastal Commission as it is a project involving development that is permitted in the underlying zone as a conditional use.

DECISION

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

1. Find the project CEQA Exempt per 15303(a);
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting of approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within the front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of March, 2012.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110623

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file:

A Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting of approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within the front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource.

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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number, Name of Hearing Body (Zoning Administrator), Assessor's Parcel Number (009-404-007-000), Date the permit was approved (March 8, 2012), and the statements "The permit was granted subject to 12 conditions of approval which run with the land" and "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)

Compliance or Monitoring Action to be Performed: 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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

5. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.
2. The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

6. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.
2. A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

7. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Cypress Fire Protection District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection the applicant or owner shall schedule fire dept. final sprinkler inspection.

8. PD011 TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and/or building permits - Submit evidence of tree protection to the RMA - Planning Department for review and approval.

During Construction - Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection - Submit photos of the trees on the property to the RMA - Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

9. PD014(A) LIGHTING EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits - Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to Occupancy/ Ongoing - The lighting shall be installed and maintained in accordance with the approved plan.

10. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

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)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of Building Permits - Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Submit the RMA - Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Submit an approved water permit from the MPWMD to the RMA - Building Permit

Prior to 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.

Ongoing - 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.

11. PD041 HEIGHT VERIFICATION

Responsible Department: Building

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA , Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits - The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection - The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection - The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

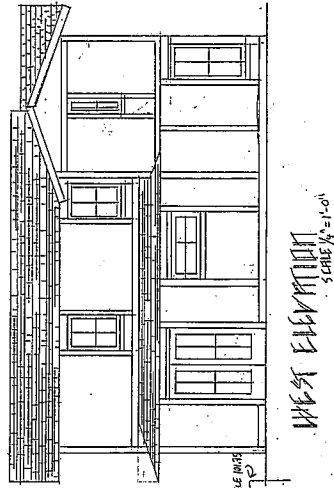
12. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

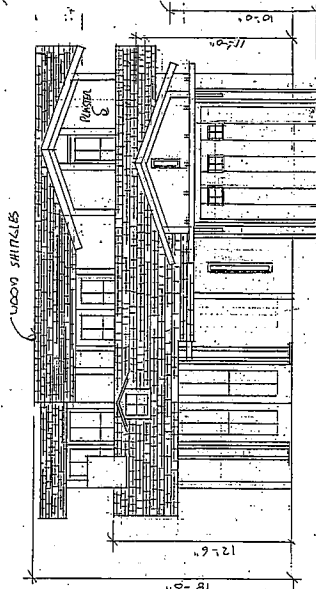
Condition/Mitigation Monitoring Measure: PD032(A) - PERMIT EXPIRATION
The permit shall be granted for a time period of 3 years, to expire on March 8, 2015 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: As stated in the conditions of approval - 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.

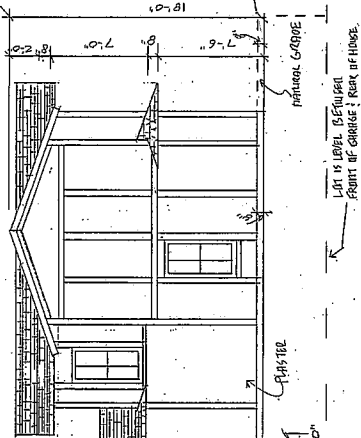
REVISIONS BY



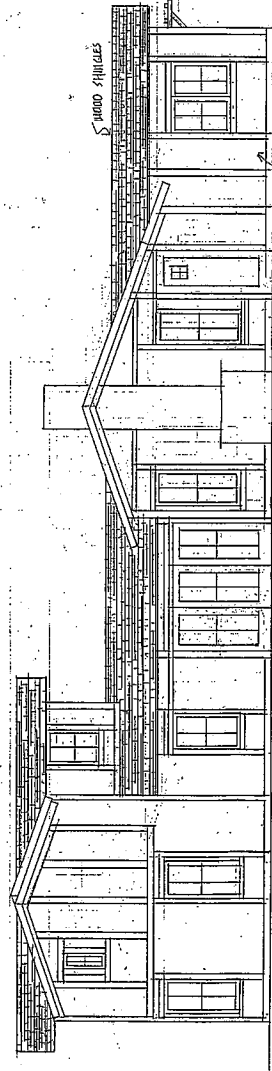
WEST ELEVATION
SCALE 1/4" = 1'-0"



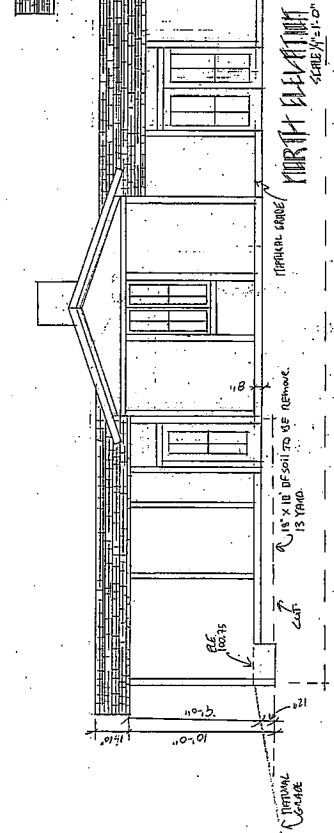
EAST ELEVATION
SCALE 1/4" = 1'-0"



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



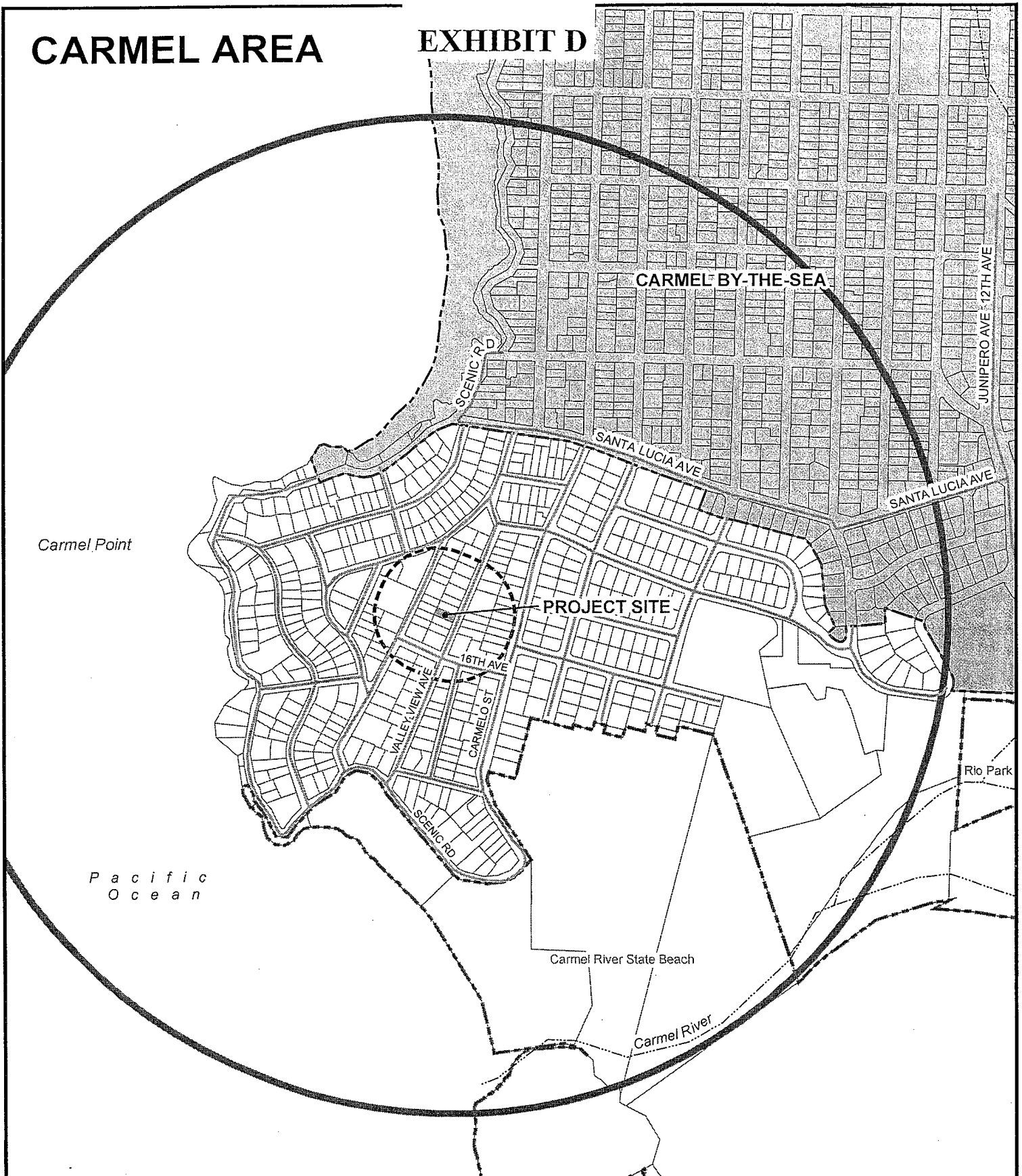
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



FRONT FACADE
SCALE 1/4" = 1'-0"

CARMEL AREA

EXHIBIT D

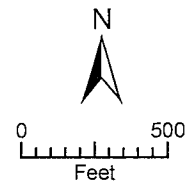


APPLICANT: MACK

APN: 009-404-007-000

FILE # PLN110623

Water 2500' Limit 300' Limit City Limits



PLANNER: MASON

EXHIBIT E

MINUTES

Carmel Highlands Land Use Advisory Committee
Monday, February 6, 2012

1. Meeting called to order by Davis at 4:07 pm

2. Roll Call

Members Present: Hirst, Weber, Meheen, WALD, DAVIS, HALL, Jeschick, Rainer

Members Absent: None

3. Approval of Minutes:

a. January 17, 2012 minutes

Motion: Meheen to approve (LUAC Member's Name)

Second: Davis (LUAC Member's Name)

Ayes: Weber, Hall, Rainer, Jeschick, Hirst, Meheen, Davis, Wald

Noes: None

Absent: None

Abstain: None

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

None

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

5. Scheduled Item(s) – Refer to attached project referral sheet(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 5:41 pm

Minutes taken by: AIRST

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INSPECTION DEPT

Action by Land Use Advisory Committee Project Referral Sheet

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

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Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: February 6, 2012

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT**

Project Title: MACK DOUGLAS
File Number: PLN110623
File Type: ZA
Planner: MASON
Location: 26264 VALLEY VIEW AVE CARMEL

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the demolition of a 1,385 square foot one-story single family dwelling with an attached one-car carport and construction of a new 1,595 square foot two-story single family dwelling with an attached 200 square foot one-car garage (grading consisting approximately 20 cubic yards of cut); 2) Coastal Administrative Permit to allow for a single parking space to be located within front setback due to site restrictions; 3) Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 26264 Valley View Avenue, Carmel (Assessor's Parcel Number 009-404-007-000), north of the intersection of 16th Avenue, Carmel Land Use Plan Area, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Jeselnick - to approve (LUAC Member's Name)

Second by: Weber (LUAC Member's Name)

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

Reason for Continuance: _____

Continued to what date: _____

AYES: Hall, Davis, Rainier, McKeen, Hrst, Weber, Wald, Jeselnick

NOES: None

ABSENT: None

ABSTAIN: None

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INSPECTION DEPT