

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 12, 2012 Time: 1:30 p.m.	Agenda Item No.: 2
Project Description: Combined Development Permit consisting of: 1) a Use Permit to allow the accessory dwelling unit to exceed the accessory structure height limit of 15 feet to 23 feet and; 2) a Use Permit to allow an 18 foot tall illegally built pump-house to exceed the 15 foot accessory structure height limit and; 3) a Design Approval for the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage, a 324 square foot deck, and a new 480 square foot garage addition. The property is located at 490 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-048-000), Carmel Valley Master Plan.	
Project Location: 490 Carmel Valley Road, Carmel Valley	APN: 189-011-048-000
Planning File Number: PLN110437	Owner: Wesley Martin Agent: Rod Mesquit
Planning Area: Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: : LDR/2.5-D-S [Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays]	
CEQA Action: Categorically Exempt per Section 15303 (a) & (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303(a) & (e); and
- 2) Approve PLN110437, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:

The project entails the illegal conversion to a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage and an illegally built 225 square foot, 18 foot high detached pump-house which includes a 5 foot high water tank design feature on top of the roof of the pump-house. The project also proposes the addition of a new 480 square foot garage to be attached to the existing feed barn. A Use Permit is required to allow the accessory dwelling unit and pump-house to exceed the accessory structure height limit of 15 feet. The material and colors of the pump-house and accessory dwelling match the materials and colors of the existing house and barn on the property (e.g. tan board and batten siding with forest green trim and earth-tone composition roof).

The project was heard and continued by the Zoning Administrator on March 29, 2012 in order to review County regulations pursuant to the existing height of the detached pump-house. The project originally went before the Zoning Administrator which included the reduction to the height of the existing pump-house in order to meet accessory structure height maximum of 15 feet (21.14.060.C.b (3); Zoning Ordinance). Pursuant to Section 21.62.030.B of the Monterey County Zoning Ordinance; the pump-house with water tank design feature is allowed to exceed the 15 foot height maximum with a Use Permit and approval by the Zoning Administrator.

Approval of the project will clear all construction violations on the property. The RMA-Planning Department did not open a code violation case on the property because the owner came to the County to get the proper permits for the construction conducted illegally.

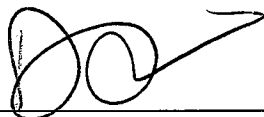
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- Water Resources Agency
- ✓ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires a Use Permit to modify required height limits. The LUAC voted unanimously (7-0) with the recommendation of approval and a request to keep the pump-house with design feature at current height.

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



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
March 30, 2012

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency;; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Wesley Martin, Owner; Rod Mesquit, Agent; The Open Monterey Project; LandWatch; Planning File PLN110437.

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


This report was reviewed by Bob Schubert, Senior Planner; and Wanda Hickman, Planning 
Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN110437

Project Title:	Martin	Primary APN:	189-011-048
Location:	490 W. Carmel Valley Road, Carmel Valley	Coastal Zone:	No
Applicable Plan:	Carmel Valley Master Plan	Zoning:	LDR/2.5-D-S
Permit Type:	Design Approval/Use Permit	Plan Designation:	Residential
Environmental Status:	Categorical Exemption	Final Action Deadline:	04/17/2012
Advisory Committee:	Carmel Valley LUAC		

Project Site Data:

Lot Size:	261,360sf	Coverage Allowed:	65,340sf
Existing Structures:	6,174sf	Coverage Proposed:	6,879sf
Proposed Structures:	6,879sf	Height Allowed:	30'
Total Square Feet:	6,879sf	Height Proposed:	22.5'
		FAR Allowed:	N/A
		FAR Proposed:	N/A

Resource Zones and Reports

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	Slight
Botanical Report #:	N/A	Soils/Geo. Report #	N/A
Forest Mgt. Report #:	N/A	Geologic Hazard Zone:	III
		Geologic Report #:	N/A
Archaeological Sensitivity Zone:	High	Traffic Report #:	No
Archaeological Report #:	Report Waived		
Fire Hazard Zone:	Yes		

Other Information:

Water Source:	Well	Sewage Disposal (method):	Septic
Water District/Company:	N/A	Sewer District Name:	N/A
Fire District:	Mo. Co. Regional	Grading (cubic yds):	None
Tree Removal (Count/Type):	None		

EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

MARTIN (PLN110437)

RESOLUTION NO. _____

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorically Exempt per Section 15303 (a) and (e), and
- 2) Approving a Combined Development Permit consisting of: 1) a Use Permit to allow the accessory dwelling unit to exceed the accessory structure height limit of 15 feet to 23 feet and; 2) a Use Permit to allow an 18 foot tall illegally built pump-house to exceed the 15 foot accessory structure height limit and; 3) a Design Approval for the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage, a 324 square foot deck, and a new 480 square foot garage addition.

[PLN110437, Martin, 470 W. Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan (APN: 189-011-048-000)]

The Martin application (PLN110437) came on for public hearing before the Monterey County Zoning Administrator on April 12, 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 2010 Monterey County General Plan;
 - Carmel Valley Master Plan,
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 470 W. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-048-000), Carmel Valley Master Plan. The parcel is zoned LDR/2.5-D-S [Low Density Residential, 2.5 acres per unit with Design Control, and Site Plan Review Overlays], which principally allows residential uses with uses accessory to residential uses. The uses proposed are allowable pursuant to 21.14.030(F) & (Q) of the Monterey County Zoning Ordinance. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on December 9, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Pursuant to CV-3.3 of the Carmel Valley Master Plan, the project site is located along Carmel Valley Road which is considered a viewshed area. The policy prohibits development that significantly blocks views of rivers and distant hills. The proposed project is located at the bottom west portion of the property and does not disturb the viewshed from Carmel Valley Road.
- e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires a Use Permit to modify required height limits. The LUAC voted unanimously (7-0) with the recommendation of approval and a request to keep the pump-house with design feature at current height.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110437.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. Since the project proposes the conversion of a portion of an existing barn, no ground disturbance is proposed. Pursuant to 21.66.050.5 of the Monterey County Zoning Ordinance, an Archaeological Report Waiver was approved by the Director of Planning on December 19, 2011.
 - c) Staff conducted a site inspection on December 9, 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 PLN110437.

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, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available for structures on the site. The property currently has a private well and one connection with Cal-Am Water. The existing connection to Cal-Am Water will continue to be used for backflow devices with applied condition of approval by the Environmental Health Bureau (Condition No. 8). The existing well and septic system was reviewed by the Environmental Health Bureau and was deemed adequate.
 - c) Preceding findings and supporting evidence for PLN110437.
4. **FINDING:** **CODE VIOLATIONS** - The subject property was reviewed for compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and was not aware of any violations existing on subject property. However, the applicant reported the structures were modified without the benefit of a permit.
 - b) Staff conducted a site inspection on December 19, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) The proposed project cures existing violations regarding the illegal conversion to a portion of an existing barn into an accessory dwelling unit and the illegal construction of a detached pump-house. When approved, the project will bring the subject property into compliance with all rules and regulations pertaining to the zoning district.
 - 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 PLN110437.
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) & (e), categorically exempts the construction of a second dwelling, and the construction of accessory structure.
 - b) The project proposes the legalization of an accessory dwelling unit and

detached pump-house which are describe as categorically exempt structures.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on December 19, 2011.
- d) The proposed structures will not impacts described within Section 15300.2 of the CEQA Guidelines.
- e) See preceding and following findings and supporting evidence.

6. **FINDING:** **USE PERMIT TO ALLOW MODIFICATION TO HEIGHT REGULATIONS** – With the issuance of a Use Permit, the subject project meets the regulations, standards and circumstances for an accessory dwelling unit and pump-house in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) Pursuant to 21.64.030.F of the Monterey County Zoning Ordinance, a Use Permit is required to allow an accessory dwelling unit to exceed the maximum of 15 feet. Also, a Use Permit is required to allow the water tank feature on top of the detached pump-house to exceed 15 feet in height (21.62.030.B of the Monterey County Zoning Ordinance).
 - b) The project entails the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling. Pursuant to height restrictions for an accessory structure (habitable), the accessory dwelling is allowed a height maximum of 15 feet (20.14.060.C.2(b) of the Monterey County Zoning Ordinance). Because the accessory dwelling is located within an existing 22 foot high horse barn, the accessory height regulation will be exceeded by 7 feet.
 - c) The project was heard and continued by the Zoning Administrator on March 29, 2012 in order for staff to add findings that support the as-built height of detached pump-house. The project originally included the reduction to the height of the existing pump-house in order to meet the accessory structure height limit of 15 feet. Pursuant to Section 21.62.030.B of the Monterey County Zoning Ordinance; the pump-house with water tank design feature is allowed to exceed the 15 foot height maximum with a Use Permit and approval by the Zoning Administrator. According to the owner, the water tank design feature was added to the existing pump-house to make the pump-house visually consistent with the rural area. Based on staff review, the pump-house is visually consistent with the existing structures and characteristics of the property and neighborhood, and the design feature does not impact views from Carmel Valley Road.
 - 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 PLN110437

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.80.040.B of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

1. Find the project the project Categorically Exempt per Section 15303 (a) and (e); and
2. Approve a Combined Development Permit consisting of: 1) a Use Permit to allow the accessory dwelling unit to exceed the accessory structure height limit of 15 feet to 23 feet and; 2) a Use Permit to allow an 18 foot tall illegally built pump-house to exceed the 15 foot accessory structure height limit and; 3) a Design Approval for the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage, a 324 square foot deck, and a new 480 square foot garage addition, 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 12th day of April, 2012.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 [_____]

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

PLN110437

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Permit (PLN110437) allows for a Combined Development Permit consisting of: 1) a Use Permit to allow the accessory dwelling unit to exceed the accessory structure height limit of 15 feet to 23 feet and; 2) a Use Permit to allow an 18 foot tall illegally built pump-house to exceed the 15 foot accessory structure height limit and; 3) a Design Approval for the illegal conversion of a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling unit (936 square feet second floor, 254 square foot first floor), with a 72 square foot mechanical room, a 410 square foot attached garage, a 324 square foot deck, and a new 480 square foot garage addition. The property is located at 490 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-048-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 189-011-048-000 on March 29, 2012. The permit was granted subject to 15 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)

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. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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: 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.

5. 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 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)

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

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

6. PW0006 - CARMEL VALLEY

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

8. EHSP01 - CROSS-CONNECTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Water provided by a public water system may be contaminated via cross-connections within the user's distribution system. Public water systems are to be protected from actual and potential cross-connections between its system, other water sources and other potential contamination activities not under their control. The purpose of the cross-connection control program is to eliminate actual cross-connections and to reduce the hazard of potential cross-connections. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, submit documentation to EHB from Cal-Am that the backflow prevention assemblies are appropriate. Install any additional materials as needed and identified by Cal-Am to eliminate actual cross-connections and to reduce the hazard of potential future cross-connections.

9. EHSP02 - DEED NOTIFICATION: FAMILY ONLY WATER SYSTEM EXEMPTION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that as long as a family member lives in the second unit on this property and use the existing well, the property is exempt from Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and is not required to become a permitted water system. The applicant shall submit a completed "Family-Only Water System Exemption" Deed Notification form (available from EHB), signed before a Notary Public and recorded with the County of Monterey Recorder's Office.

In the event a non-family member lives in the second unit on this property and both units are served by the onsite well a water system permit shall be required from EHB. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit:
- Obtain form from EHB.
- Record notarized Family Only Water System Exemption Deed Notification.
- Submit evidence of recordation to EHB

10. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 curvature 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 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

11. FIRE008 - GATES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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. (Monterey County Regional Fire District)

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

1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

12. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 visible and legible 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. (Monterey County Regional Fire District)

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

1. Prior to issuance of building permit, applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.
2. Prior to requesting a final building inspection, the applicant or owner shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

13. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a final building inspection, the applicant or owner shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

14. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

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 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. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the rough sprinkler inspection.
3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

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

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Monterey County Regional Fire District)

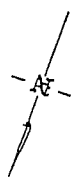
Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.

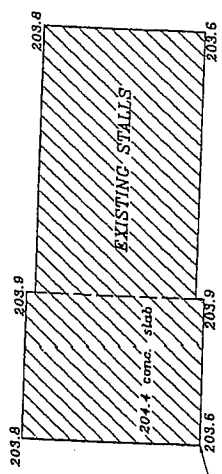
RECEIVED
 FEB 07 2012
 MONTEREY COUNTY
 PLANNING DEPARTMENT

PARCEL B
 VOLUME 10 PARCEL MAPS PAGE 161

△ DRAWN BY RED MESQUIT
 2-6-12

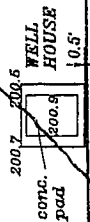
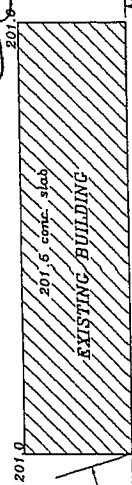


PARCEL C



100-YEAR FLOODPLAIN AS PER
 MONTEREY COUNTY WATER RESOURCES AGENCY'S
 2007 AERIAL MAP

MARTIN
 SA 110437
 APN 189-011-048-000
 400 W. CARMEL VALLEY RD, CARMEL VALLEY



(N 47° 10' E)
 (880.01')

(S 20° 00' 15" E)
 (390.00')

(746.64')
 (S 53° 30' W)

PLAT OF SURVEY

showing existing conditions on Parcel B of Vol
 10 of Parcel Maps at Pg. 161, Official Records
 of Monterey County, California, being a portion
 of Lot 6, Rancho Las Laureles, Monterey County,
 California.

Prepared for:

WESLEY MARTIN

Jon D. Hogmeyer
 Licensed Land Surveyor
 Carmel, California
 Scale: 1" = 20' W.O. 3658 January, 2012

NOTES:

1. Elevations based on NAVD 88 datum.
2. Points found or set are so indicated.
3. Record data is shown in parenthesis (.....)
4. Distances and elevations are expressed in feet and decimals thereof.

This map correctly represents a
 survey made by me in January, 2012.



GENERAL NOTES

Section I. General Requirements

1. Any new approved plans and specifications for the existing building modifications to the existing structure and any present site violations of any section of the 2008 California International Building Code, City of Thousand Oaks Standards or any other current County Building Code, City of Thousand Oaks Ordinance and State laws. All proposed modifications shall be in accordance with the California Building Code, latest adopted edition of the 2004 California Building Code, Mechanical (CMC), Electrical (CEC), and Plumbing (CFC), Fire (CTC) code, State of California Title-24 requirements, and all applicable codes and ordinances. In the event of conflict between the above codes and ordinances, the more stringent shall govern. It is the responsibility of the Property Owner to obtain the approval of the existing structure and is responsible for the proposed modifications to the existing structure. The Property Owner shall comply with the Structural Engineer's requirements and Assembly Council's requirements.
2. The Property Owner shall confirm that the information based on verbal communications is correct and that the information is true and accurate.
3. Property Owner shall review the entire set of drawings prior to the issuance of the new building Permit.

Section 2, General Disclaimers Note

- 1 Rod Mosquit disclaims any liability for any incorrectness of design, calculations, information, etc., provided by others, such as structural engineering.

Section 3, General Construction Notes

- [illegible]

FLOOR FRAMING NOTES

- [illegible]

- [illegible]

FOUNDATION NOTES

- [illegible]

The use of these plans and specifications shall be restricted to the original site (450 W. Carmel Valley Road, Carmel Valley, California (APN 189-011-148) for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method, in whole or in part is prohibited. Title to the plans and specifications remains with the draftsman, Rod Mesquid. Without prejudice, visual contact with these plans and specifications shall constitute prima facie evidence of the recurrence of these restrictions.

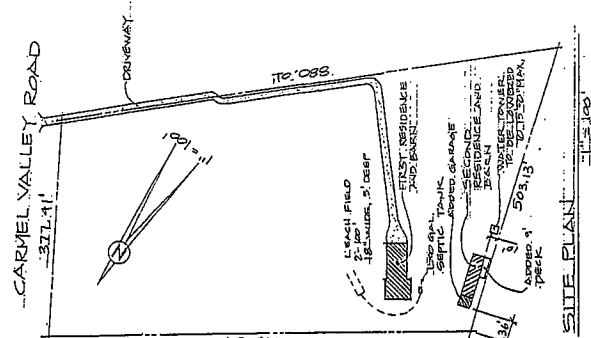
SHEET INDEX

- | | |
|------------|---|
| SHEET A-1 | GENERAL NOTES, PROJECT DATA, SITE PLAN |
| SHEET A-2 | FOUNDATION PLAN, UPPER FLOOR FRAMING PLAN |
| SHEET A-3 | ROOF FRAMING PLAN, NORTH & SOUTH ELEVATIONS |
| SHEET A-4 | EAST & WEST ELEVATIONS |
| SHEET A-5 | BUILDING SECTION "A" & DETAILS |
| SHEET A-7 | BUILDING SECTION "B" & DETAILS |
| SHEET A-8 | DETAILS |
| SHEET A-9 | ELECTRICAL PLANS |
| SHEET T-3a | ENERGY COMPLIANCE |

STRUCTURAL DESIGN INFORMATION

MODEL/LOADS	D.L.	Lt.	Lt.
Roofing	3.0 psf		
Shedding	1.5 psf		
Framing	3.5 psf		
Ceiling	3.0 psf		
Insulation	1.0 psf		
	12.0 psf	28.0 psf	32.0 psf

BLOCKS/LOADS	D.L.	Lt.	Lt.
Finish	1.0 psf		
Graveling	2.5 psf		
Framing	3.5 psf		
Insulation	1.0 psf		
MEC	3.9 psf		
	10.0 psf	40.0 psf	50.0 psf
Exterior Walls	12.0 psf		
Slabbing			
Interior Walls	10.0 psf		
Basic Wind Speed	110 mph		
Structural Design Category	D		
Site Class	D		



SITE PLAN

PROPERTY OWNER: MR. WES MARTIN
SITE ADDRESS: 490 W. CARMEL VALLEY ROAD, CARMEL VALLEY, CA 93924

MAILING ADDRESS SAME AS ABOVE
TELEPHONE: (313) 659-4472
NEAREST CROSS STREET: LAURELES GRADE
ASSESSOR'S PARCEL NUMBER: 189-011-48
PLANNING DEPT. FILE NUMBER: PLN110437
ZONING: LD/2.5-D-S-RAZ
OCCUPANCY GROUP: R-3 (U) (VERIFY)
TYPE OF CONSTRUCTION: VB (VERIFY)

STORIES: 2 (WITHIN PERMITTED STRUCTURE)	480 S.F. (A)
FIRE SPRINKLERS: YES	1,824 S.F.
LOT SIZE: 6,004 ACRES	1,190 S.F. (C)
ADDED BUILDING COVERAGE:	510 S.F.
BUILDING AREAS:	62 S.F.
PERMITTED HORSE BARN:	982 S.F. (UN)
NEW LIVING SPACE WITHIN BARN	288 S.F. (U)
GEARAGE WITHIN BARN	396 S.F.
ADDED 2nd FLOOR WITHIN BARN	
ADDED 2nd FLOOR WITHIN BATH	
1st FLOOR WITHIN BATH:	
NEW 2nd STORY DECK & STAIRS	
NEW 2nd STORY DECK	

SCOPE OF PROJECT: TO SECURE A USE PERMIT FOR ADDED MODIFICATIONS

CONSILIANTS

GRICE ENGINEERING
561-A BRUKEN AVE.
PASADENA, CA 91301
(818) 375-1158

MONTREY ENERGY GROUP
227 FOREST AVENUE, SUITE 5
PACIFIC GROVE, CA 93950
TEL. (831) 372-8328
FAX. (831) 372-4613

PATTERSON AND ASSOCIATES
ENGINEERING AND DESIGN SERVICES
17953 BERTA CANYON RD.
SALINAS, CA 93907
TEL (811) 898-7469

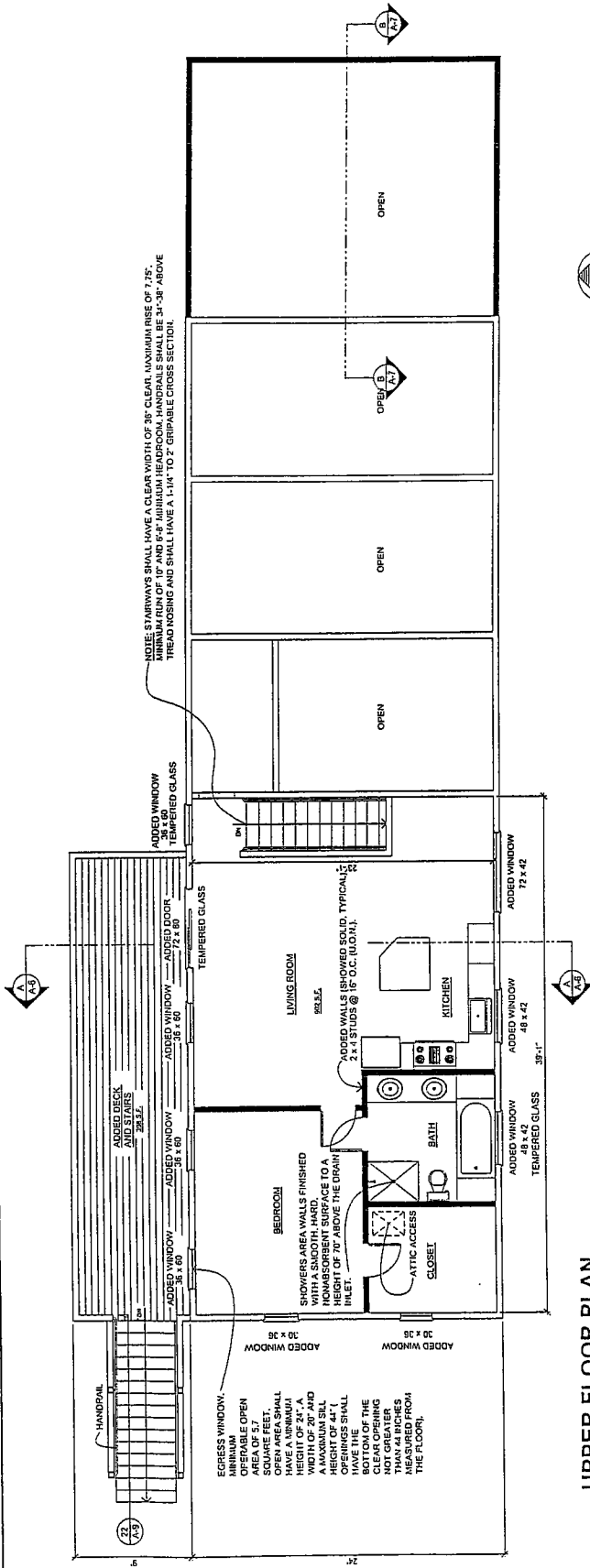
NOTE:
DRAWN
INFORM
DERIVED
PERMIT
DRAWING
VERBAL
PROPER

ROD MESSUIT'S DRAWING
P.O. BOX 3464, CARMEL, CA 93921-3464
831-624-7272

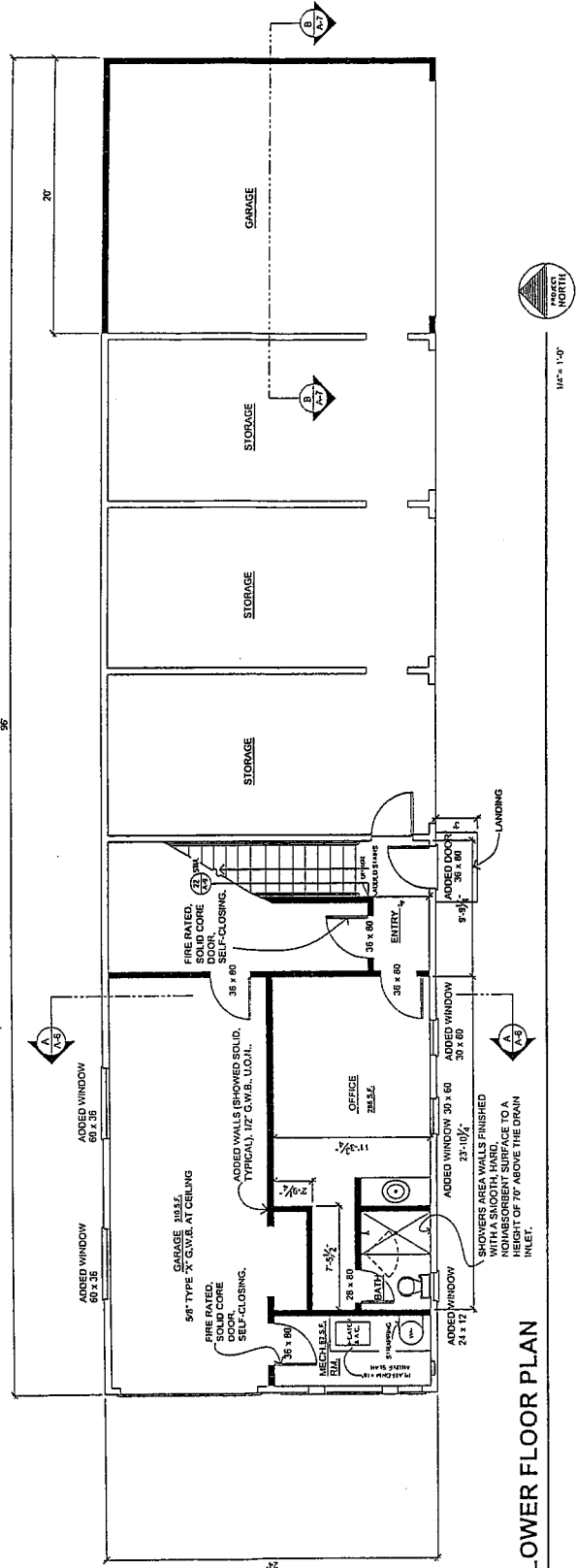
SHEET
A-1

The use of images, plans and specifications shall be restricted to the original site (4900 W. Carmel Valley Road, Carmel Valley, California, 93911-1142) for which they were prepared and published there is expressly limited to such use. Review, reproduction, or publication by any method, in whole or in part is prohibited. Title to the plans and specifications remains with the designer, Rod Macquill, without prejudice, without contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

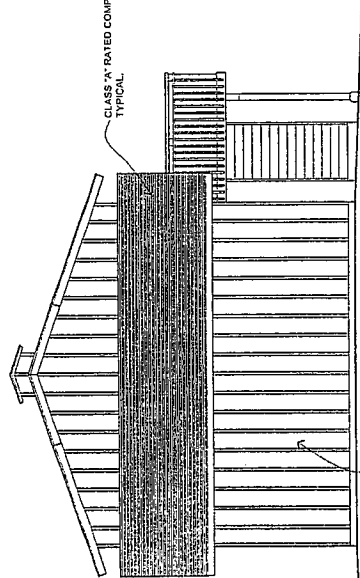
UPPER FLOOR PLAN



LOWER FLOOR PLAN

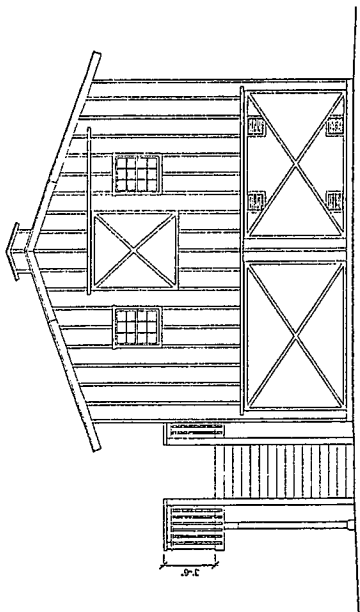


The use of these plans and specifications shall be restricted to the original site 1480 W. Carmel Valley Road, Carmel Valley, California (APN 169-011-48) for which they were prepared and publication thereof is expressly limited to such use. Any reproduction, in whole or in part, for other projects without the written consent of Rod Mesquiti, Inc. constitutes prima facie evidence of the acceptance of these restrictions.



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

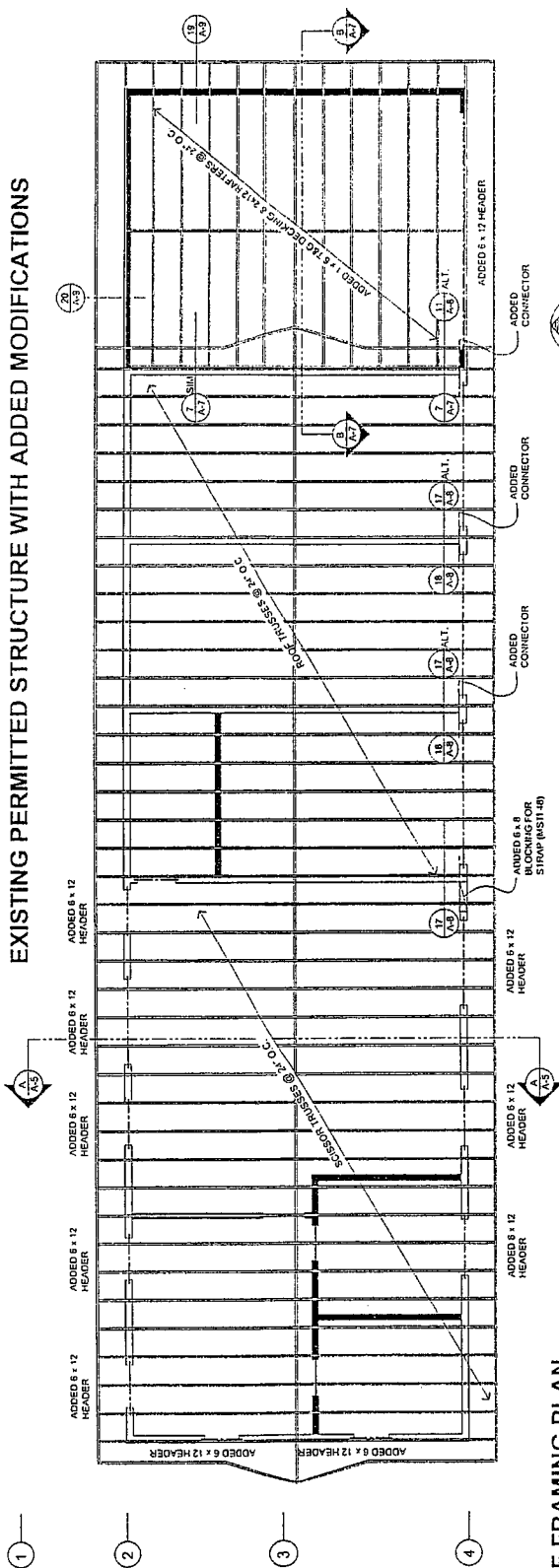
1/4" = 1'-0"

WES MARTIN RESIDENCE
490 W. CARMEL VALLEY ROAD
CARMEL VALLEY, CALIFORNIA

NOTE:
DRAWING INFORMATION IS
DERIVED FROM
EXISTING RECORD
DRAWINGS AND
VERBAL INPUT FROM
PROPERTY OWNER.

ROD MESQUITI'S DRAWING
P.O. BOX 3464, CARMEL, CA 93921-3464
831-624-7272

EXISTING PERMITTED STRUCTURE WITH ADDED MODIFICATIONS



ROOF FRAMING PLAN

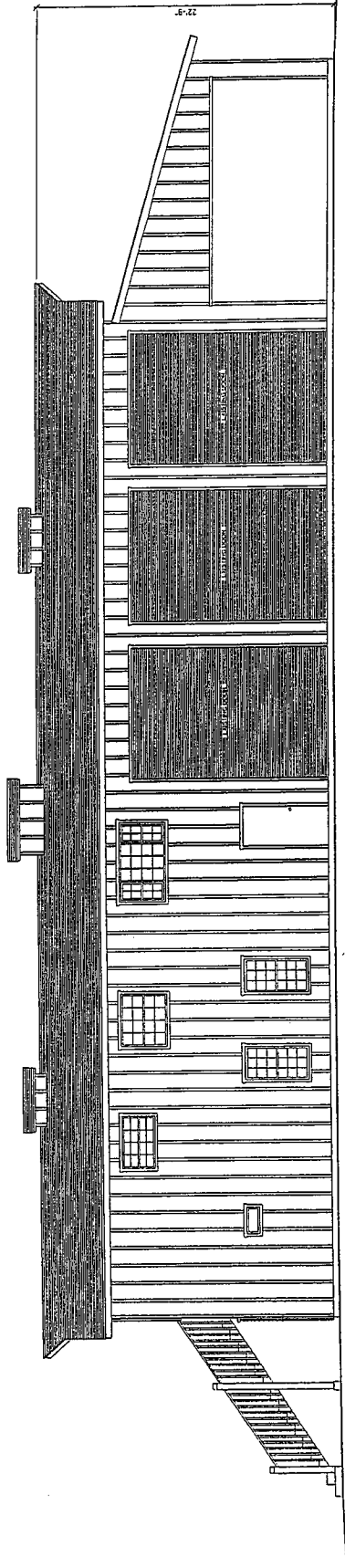
1/4" = 1'-0"



NOTE:
DRAWING INFORMATION IS DERIVED FROM
EXISTING RECORD DRAWINGS AND
VERBAL INPUT FROM PROPERTY OWNER.

7-15-11

The use of these plans and specifications shall be restricted to the original site (490 W. Carmel Valley Road, Carmel Valley, California, JAPN 189-01-1-0) for which they were prepared and publication hereof is expressly limited to such use. Reuse, reproduction, or publication by any method, in whole or in part is prohibited. Title to the plans and specifications remains with the designer, Rod Mesquita, without prejudice. Visual content within these plans and specifications constitutes prima facie evidence of the acceptance of these restrictions.



ADDED GARAGE

(1) ADDED DOOR

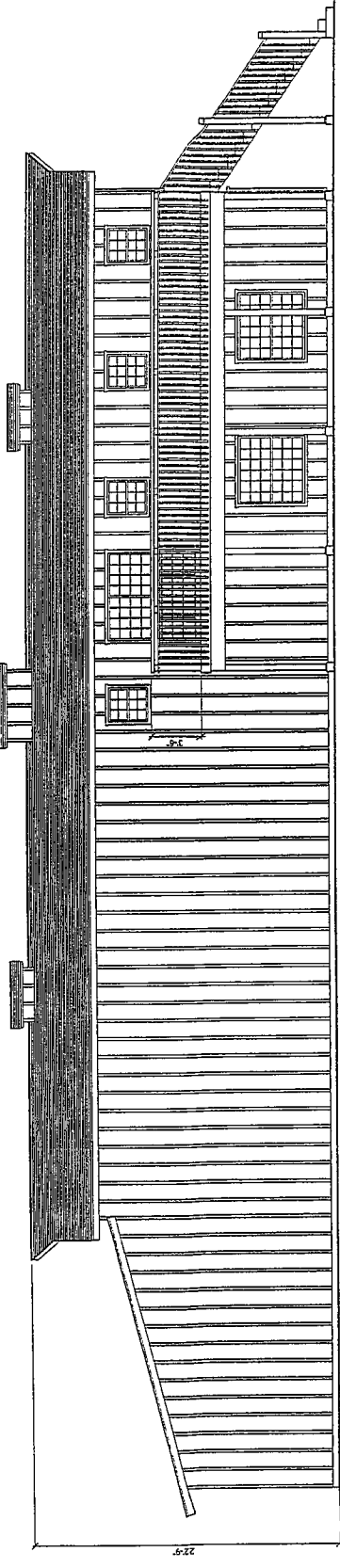
(8) ADDED WINDOWS

EAST ELEVATION

1/8" = 1'-0"

WES MARTIN RESIDENCE
490 W. CARMEL VALLEY ROAD
CARMEL VALLEY, CALIFORNIA

EXISTING PERMITTED STRUCTURE WITH ADDED MODIFICATIONS



ADDED GARAGE

(8) ADDED WINDOWS

(1) ADDED DOOR

(1) ADDED DECK & STAIRS

WEST ELEVATION

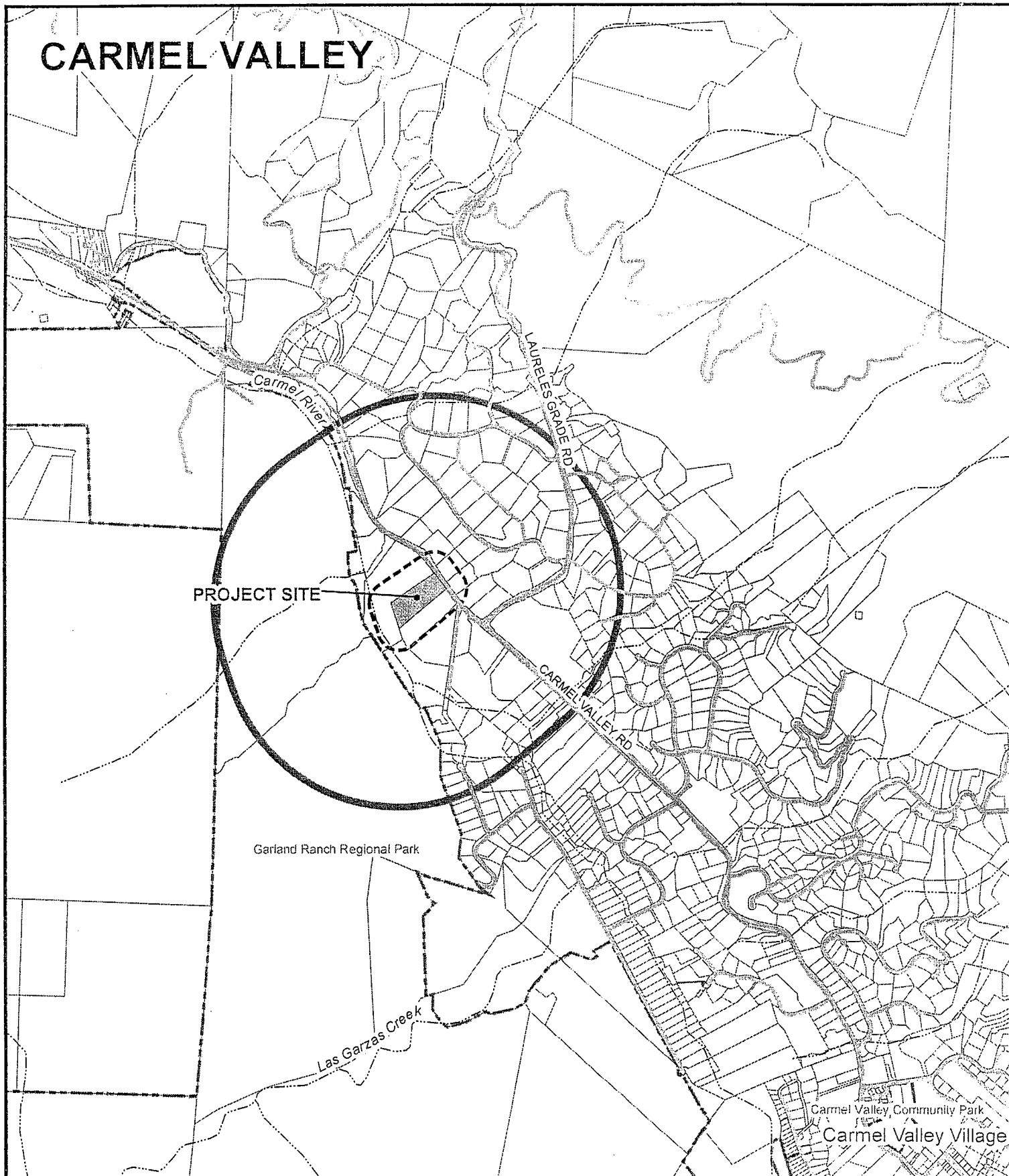
1/8" = 1'-0"

ROD MESQUITA'S DRAWING
P.O. BOX 3464, CARMEL, CA 93921-3464
831-624-7272

NOTE:
DRAWING INFORMATION IS DERIVED FROM
PERMITTED DRAWINGS AND VERBAL INPUT
FROM PROPERTY OWNER

SHEET
A-5

CARMEL VALLEY



APPLICANT: MARTIN

APN: 189-011-048-000

FILE # PLN110437

Water 2500' Limit 300' Limit City Limits

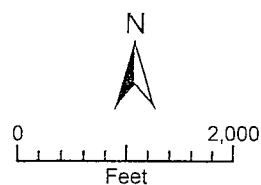


Exhibit C

PLANNER: LISTER

MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, January 17, 2012

1. Site visit at 4:00 PM at 490 W CARMEL VALLEY RD CARMEL (MARTIN)

ATTENDEES: Charles Franklin, Judy McClelland, John Anzini, Doug Pease, Janet Brennan,

David Burbidge, Neil Agron

2. Meeting called to order by Janet Brennan at 6:25 pm

3. Roll Call

Members Present: Charles Franklin, Judy McClelland, John Anzini, Doug Pease, Janet Brennan,

David Burbidge, Neil Agron

Members Absent: None

4. Approval of Minutes:

A. November 7, 2011 minutes

Motion: Doug Pease (LUAC Member's Name)

Second: David Burbidge (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

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

None

6. Scheduled Item(s)

7. Other Items:

A) Election of Officers:

LUAC member nominated for Chairperson: Janet Brennan

Motion: Charles Franklin (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

LUAC member nominated for Secretary: Charles Franklin

Motion: Judy McClelland (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

B) Set Regular Meeting Schedule First and third Mondays of the month except for legal holidays

Motion: Judy McClelland (LUAC Member's Name)

Second: John Anzini (LUAC Member's Name)

Ayes: 7

Noes: 0

Absent: 0

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

D) Announcements

None

8. Meeting Adjourned: 7:00 pm

Minutes taken by: Charles Franklin

Minutes received via email January 18, 2012

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **January 17, 2012**

Project Title: MARTIN WESLEY A & CINDY A MARTIN TRS

File Number: PLN110437

File Type: ZA

Planner: LISTER

Location: 490 W CARMEL VALLEY RD CARMEL

Project Description:

Design Approval for the illegal conversion to a portion of an existing 1,824 square foot feed barn into a 1,190 square foot two-story accessory dwelling (second residence), with a 324 square foot deck, a 72 square foot mechanical room, a 360 square foot attached garage, and a 480 square foot garage addition. The permit also includes an illegal well pump-house which will be lowered to meet the 15 foot height regulations and a Use Permit to allow the accessory dwelling to exceed accessory structure height limit of fifteen feet. The property is located at 490 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-011-048-000), Carmel Valley Master Plan.

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

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mibs McCarthy , Carmel Valley Association		X	Extending approval to an illegal project sets a bad precedent
Linda Cope, Carmel Valley Association		X	Unpermitted work is a major problem in the valley

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)
Pump House height	Design Integrity	Allow Pump House to remain as is
Intrusion of Deck into setback		

ADDITIONAL LUAC COMMENTS

LUAC recommends that the project be approved and the pumphouse not be lowered.

RECOMMENDATION:

Motion by: John Anzini (LUAC Member's Name)

Second by: Judy McClelland (LUAC Member's Name)

☐ Support Project as proposed

☒ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0