

MONTEREY COUNTY ZONING ADMINISTRATOR

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|---|---|---------------------------|
| Meeting: July 12, 2012 | Time: 1:30 P.M. | Agenda Item No.: 2 |
| Project Description: Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of the existing 1,328 square foot single family dwelling and the construction of a 1,800 square foot single family dwelling with an attached 248 square foot garage, new wood fence, and associated grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Coastal Administrative Permit to allow one required uncovered parking space within the front setback; and Design Approval. The property is located at 26271 Isabella Avenue, Carmel (Assessor's Parcel Number 009-404-026-000), Coastal Zone. | | |
| Project Location: 26271 Isabella Avenue, Carmel | APN: 009-404-026-000 | |
| Planning File Number: PLN120023 | Owner: Cheryl Assemi Agent: Donald McBride Builder | |
| Planning Area: Carmel Area Land Use Plan | Flagged and staked: Yes | |
| Zoning Designation: : MDR/2-D (18) (CZ) [Medium Density Residential, 2 units per acre with Design Control overlay and 18 foot height limit (Coastal Zone)] | | |
| CEQA Action: Categorically Exempt per Section 15303(a) | | |
| Department: RMA - Planning Department | | |

RECOMMENDATION:

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

- 1) Find the project categorically exempt per Section 15303(a); and
- 2) Approve PLN120023, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT DISCUSSION:

The project entails the demolition of an existing 1,328 square foot single family dwelling and the construction of a 1,800 square foot single family dwelling with a 248 square foot garage, new wood fence, and associated grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards). Colors and materials consist of valley sand (white) stucco exterior with a Spanish moss (brown/green) Cabot semi-solid trim and river rock details, dark bronze aluminum windows, copper drainpipes and chimney cap, stained wood doors, and a gray wood shake roof.

According to Chapter 20.58 of the Monterey County Zoning Ordinance, the proposed single family dwelling requires two parking spaces (1 covered, 1 uncovered). The proposed dwelling provides one covered parking space (248 square foot attached garage). The dwelling, as proposed, abuts the 20 foot front setback leaving no room for one uncovered parking space without encroaching into the front setback. Pursuant to Chapter 20.58.050 of the Monterey County Zoning Ordinance, parking in the front setback may be allowed with a Coastal Administrative Permit.

According to 20.146.050.e.10 of the Monterey County Coastal Implementation Plan, Part 4, an on-site drainage device shall be designed and installed to accommodate runoff. The project proposes a catch basin and storm-water pump to properly catch all run-off and storm-water so as not to create potential erosion or run-off impacts to adjacent properties.

According to County resource maps, the property is located within 750 feet of a known archaeological resource. An archaeological report was prepared by Archaeological Consulting

which concluded that the site was previously disturbed by development and the project should not be delayed due to archaeological reasons.


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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Public Works, Environmental Health and Cypress FPD 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/Carmel Highlands Land Use Advisory Committee (LUAC) on April 2, 2012 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 discretionary permit for a new single family dwelling. The LUAC unanimously supported the project with a vote of 5-0.

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



Dan Lister, Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
June 11, 2012

cc: Front Counter Copy; Zoning Administrator; Cypress 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; Cheryl Assemi, Owner; International Design Group, Agent; The Open Monterey Project; LandWatch; Planning File PLN120023.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval
 • Site Plan, Floor Plan and Elevations
 Exhibit C Vicinity Map
 Exhibit D Advisory Committee Minutes for April 2, 2012

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

EXHIBIT A
PROJECT INFORMATION FOR PLN110567

| | |
|--|---|
| Project Title: Assemi | Primary APN: 009-404-026 |
| Location: 26271 Isabella Ave. Carmel | Coastal Zone: Yes |
| Applicable Plan: Carmel Area Land Use Plan | Zoning: MDR/2-D (18) (CZ) |
| Permit Type: Combined Development Permit | Plan Designation: Residential |
| Environmental Status: Categorically Exempt | Final Action Deadline: 8/19/2012 |
| Advisory Committee: Carmel/Carmel Highlands | |

Project Site Data:

| | |
|--------------------------------------|-----------------------------------|
| Lot Size: 4000sf | Coverage Allowed: 1,400sf |
| Existing Structures): 1,328sf | Coverage Proposed: 1,320sf |
| Proposed Structures : 1,800sf | Height Allowed: 18' |
| Total Square Feet: 1,800sf | Height Proposed: 18' |
| | FAR Allowed: 1,800sf |
| | FAR Proposed: 1,800sf |

Resource Zones and Reports

| | |
|--|------------------------------------|
| Environmentally Sensitive Habitat: No | Erosion Hazard Zone: Low |
| Botanical Report #: N/A | Soils/Geo. Report #: N/A |
| Forest Mgt. Report #: N/A | Geologic Hazard Zone: IV-VI |
| Archaeological Sensitivity Zone: High | Geologic Report #: N/A |
| Archaeological Report #: LIB120062 | Traffic Report #: N/A |
| Fire Hazard Zone: N/A | |

Other Information:

| | |
|--|--|
| Water Source: Water Service | Sewage Disposal (method): Public Service |
| Water District/Company: Cal-Am | Sewer District Name: Carmel Sanitary District |
| Fire District: Cypress FPD | Grading (cubic yds): 178.8 cubic yards |
| 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:

ASSEMI (PLN110567)

RESOLUTION NO. _____

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of the existing 1,328 square foot single family dwelling and the construction of a 1,800 square foot single family dwelling with an attached 248 square foot garage, new wood fence, and associated grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Coastal Administrative Permit to allow one required uncovered parking space within the front setback; and Design Approval.

[PLN120023, Assemi, 26271 Isabella Ave, Carmel, Carmel Area Land Use Plan (APN: 009-404-026-000)]

The Assemi application (PLN120023) came on for public hearing before the Monterey County Zoning Administrator on July 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 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 26271 Isabella Avenue, Carmel (Assessor's Parcel Number: 009-404-026-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D (18)(CZ) [Medium Density Residential, 2 units per acre with Design Control overlay and a 18 foot height limit (Coastal Zone)], which principally allows the first single family dwelling and uses accessory to the main dwelling (20.12.040.A of the Monterey County Zoning Ordinance). The project proposes the demolition of the existing single family dwelling in order to construct a new single family dwelling. The project is located within a zoning district that has an 18 foot height limitation. The proposed dwelling will not exceed the 18 foot height limit. A condition has been applied to the project requiring height verification to ensure that the 18 foot height limit is not exceeded. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on January 11, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) According to 20.146.050.e.10 of the Monterey County Coastal Implementation Plan, Part 4, an on-site drainage device shall be designed and installed to accommodate runoff. The project proposes a catch basin and storm-water pump to properly catch all run-off and storm-water so not to create potential erosion or run-off impacts to adjacent properties.
- e) According to Chapter 20.58 of the Monterey County Zoning Ordinance, the proposed single family dwelling requires two parking spaces (1 covered, 1 uncovered). The proposed dwelling provides one covered parking space (248 square foot attached garage). The dwelling, as proposed, abuts the 20 foot front setback leaving no room for one uncovered parking space without encroaching into the front setback. Pursuant to Chapter 20.58.050 of the Monterey County Zoning Ordinance, parking in the front setback may be allowed with a Coastal Administrative Permit.
- f) According to Section 20.146.090.A.1 and of the Monterey County Coastal Implementation Plan, Part 4 and County resource maps, the property is located within 750 feet of a known archaeological resource. An archaeological report was prepared by Archaeological Consulting which identified that the site has been disturbed by previous development and the project should not be delayed due to archaeological reasons.
- g) The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) on April 2, 2012 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 discretionary permit for a new single family dwelling. The LUAC unanimously supported the project with a vote of 5-0.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources. 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:
 - “Preliminary Archaeological Assessment” (LIB120062) prepared by Archaeological Consulting, Salinas, CA, on September 20, 2011.
 - c) Staff conducted a site inspection on January 11, 2012 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 PLN120023.
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, Cypress Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available for the new single family dwelling. The project will use existing connections to Cam-Am Water and Carmel Sanitary District.
 - c) Preceding findings and supporting evidence for PLN120023.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations

- existing on subject property.
- b) Staff conducted a site inspection on January 11, 2012 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 PLN120023.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the development of a new single family dwelling.
 - b) The development proposed requires the demolition of the existing main dwelling to construct a new main dwelling.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on January 11, 2012.
 - d) The proposed project will not create the impacts listed per Section 15300.2 of the CEQA Guidelines (Exceptions).
 - e) See preceding and following findings and supporting evidence.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance.
 - b) Section 20.86.080.A of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by the California Coastal Commission because project is located between the ocean and the first public road.

DECISION

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

1. Find the project categorically exempt per Section 15303(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of the existing 1,328 square foot single family dwelling and the construction of a 1,800 square foot single family dwelling with an attached 248 square foot garage, new wood fence, and associated grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Coastal Administrative Permit to allow one required uncovered parking space within the front setback; and Design Approval, 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 July, 2012.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / 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

PLN120023

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN120023) allows 1) a Coastal Administrative Permit for the demolition of the existing 1,328 square foot single family dwelling and the construction of a 1,800 square foot single family dwelling with an attached 248 square foot garage, new wood fence, and associated grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Coastal Administrative Permit to allow one required uncovered parking space within the front setback; and Design Approval. The property is located at 26271 Isabella Avenue, Carmel (Assessor's Parcel Number 009-404-026-000), Coastal Zone. 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 Monterey County Zoning Administrator for Assessor's Parcel Number 009-404-026-000 on July 12, 2012. The permit was granted subject to 11 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.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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 July 12, 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. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

6. 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.

7. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

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

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

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

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

8. 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.

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.

9. 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: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

10. 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: 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.

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.

11. 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.

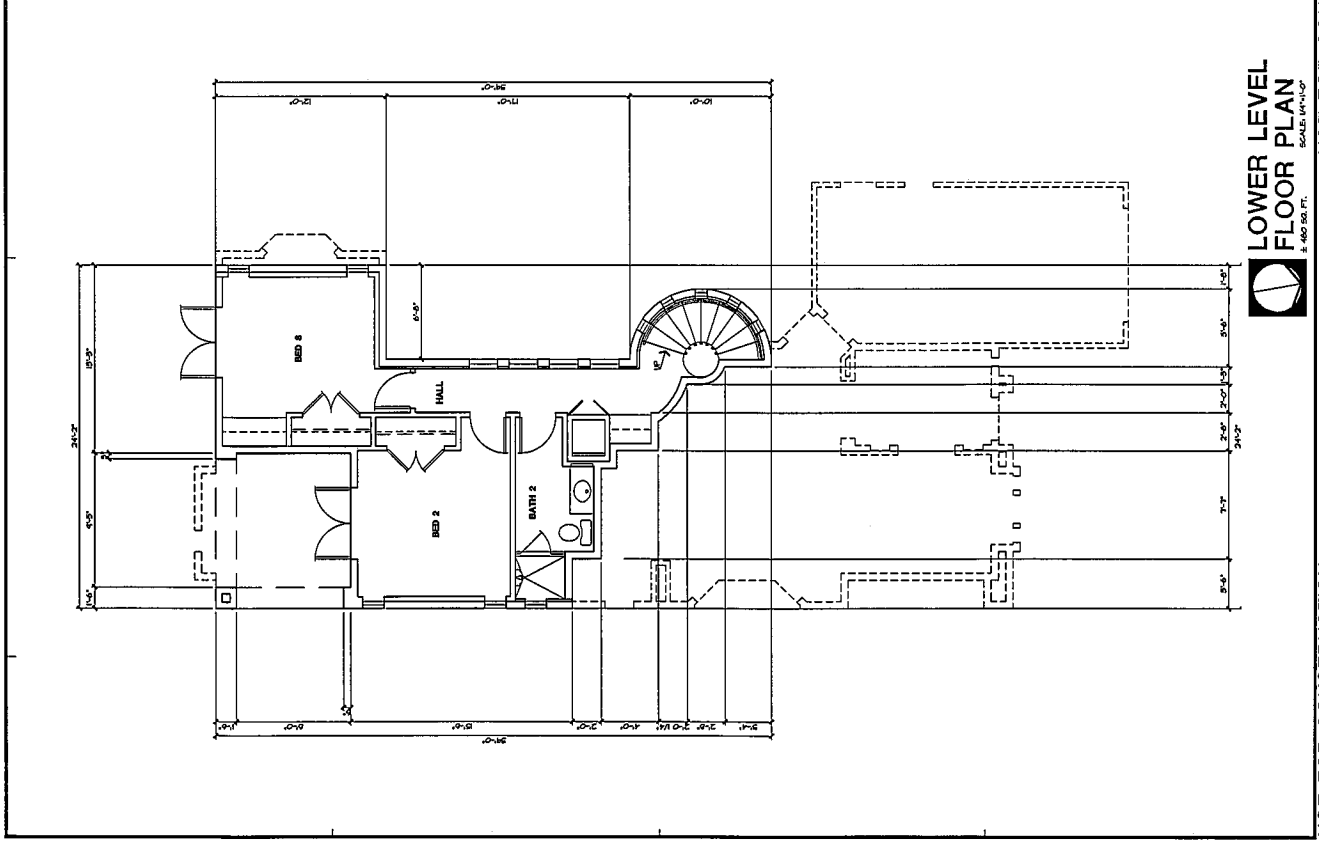
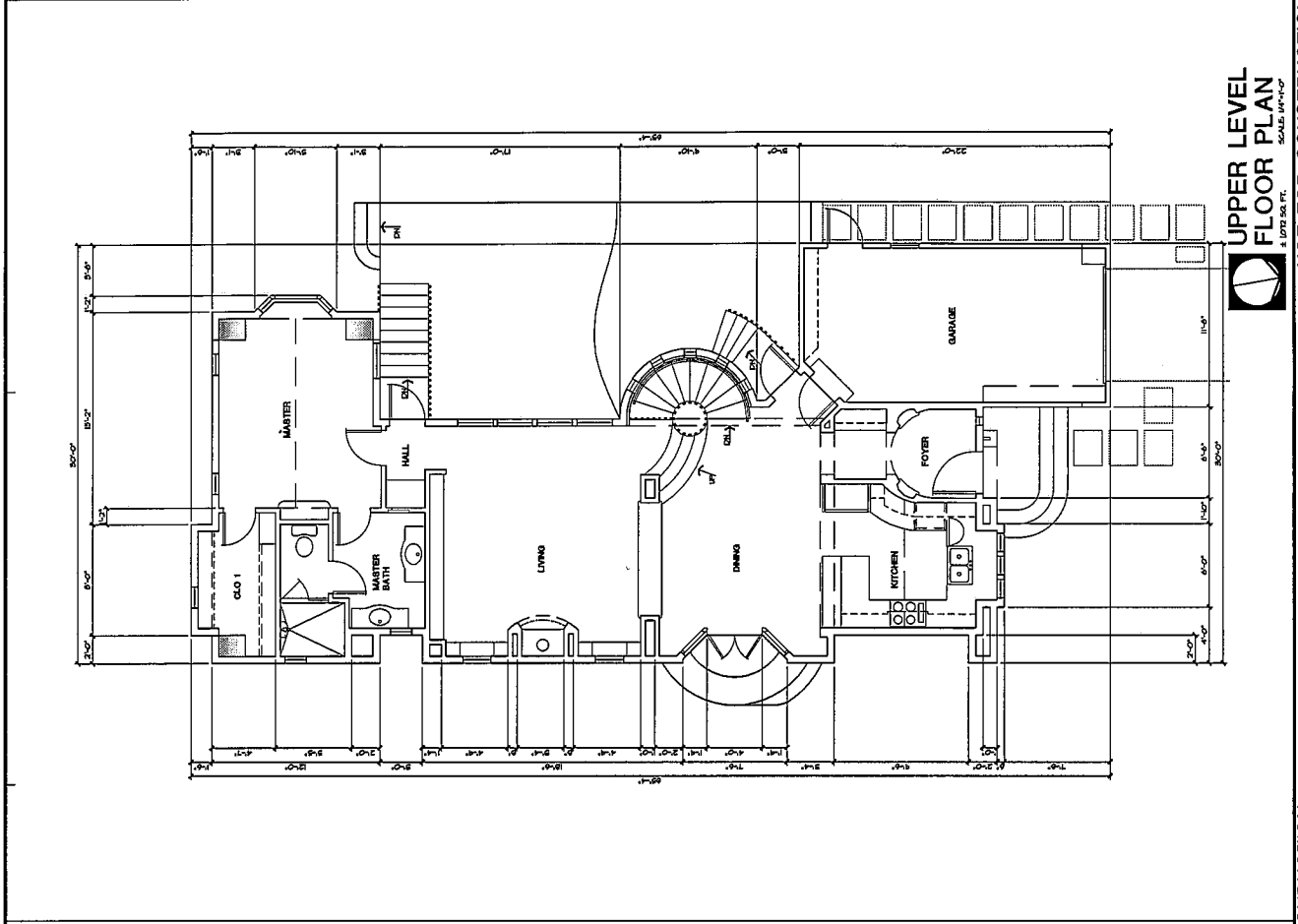
PROJECT
 CARMEL RESIDENCE
 26271 ISABELLA AVE
 CARMEL, CALIFORNIA

| | | | |
|-------------------------|----------|-------------------|---------------|
| DATE | 01-11-12 | PRINTS ISSUED FOR | REVISION DATE |
| APPLICATION REQUEST | | | |
| DEVELOPMENT APPLICATION | | | |

| | |
|--------------|--------|
| PROJ. NUMBER | 11-017 |
| SHEET NUMBER | TWO |
| OF | OF |



NOT FOR CONSTRUCTION



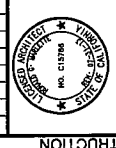
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Project: CARMEL RESIDENCE
 26271 ISABELLA AVE
 CARMEL, CALIFORNIA

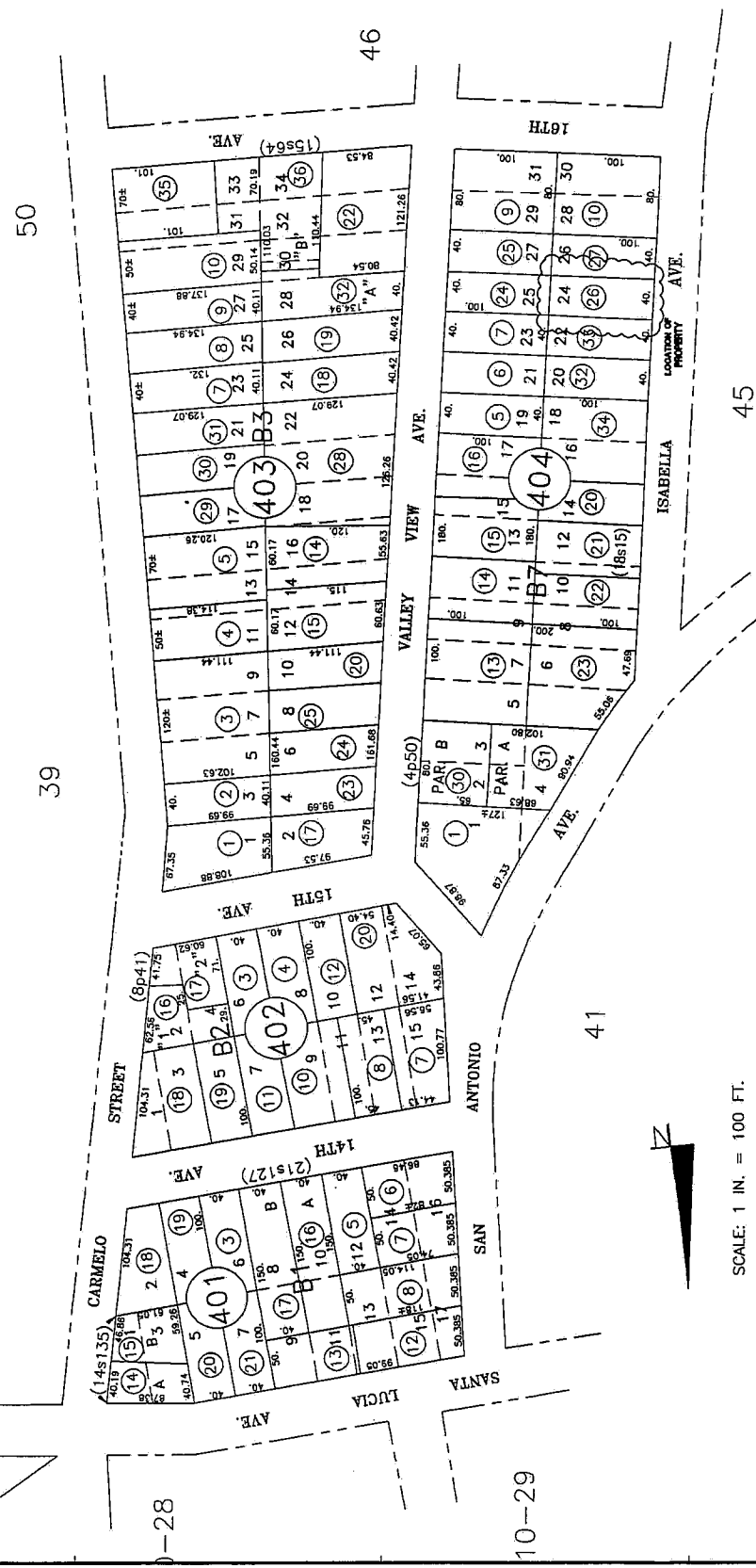
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|------|----------|-------------------------|
| DATE | 01-11-12 | APPLICATION REQUEST |
| DATE | 01-31-12 | DEVELOPMENT APPLICATION |
| DATE | | PRINTS ISSUED FOR |
| DATE | | REVISION DATE |



PROJ. NUMBER: 11-07
 SHEET NUMBER: FOUR OF

COUNTY OF MONTEREY
 ASSESSOR'S MAP
 BOOK 9 PAGE 40

TAX CODE AREA - 60-23



SCALE: 1 IN. = 100 FT.

CARMEL-BY-THE-SEA
 ADD. NO. 7 BLKS. B1, B2, B3 & B7



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

THIS IS INTENDED TO BE USED FOR
 TAX ASSESSMENT PURPOSES ONLY

NOT FOR CONSTRUCTION

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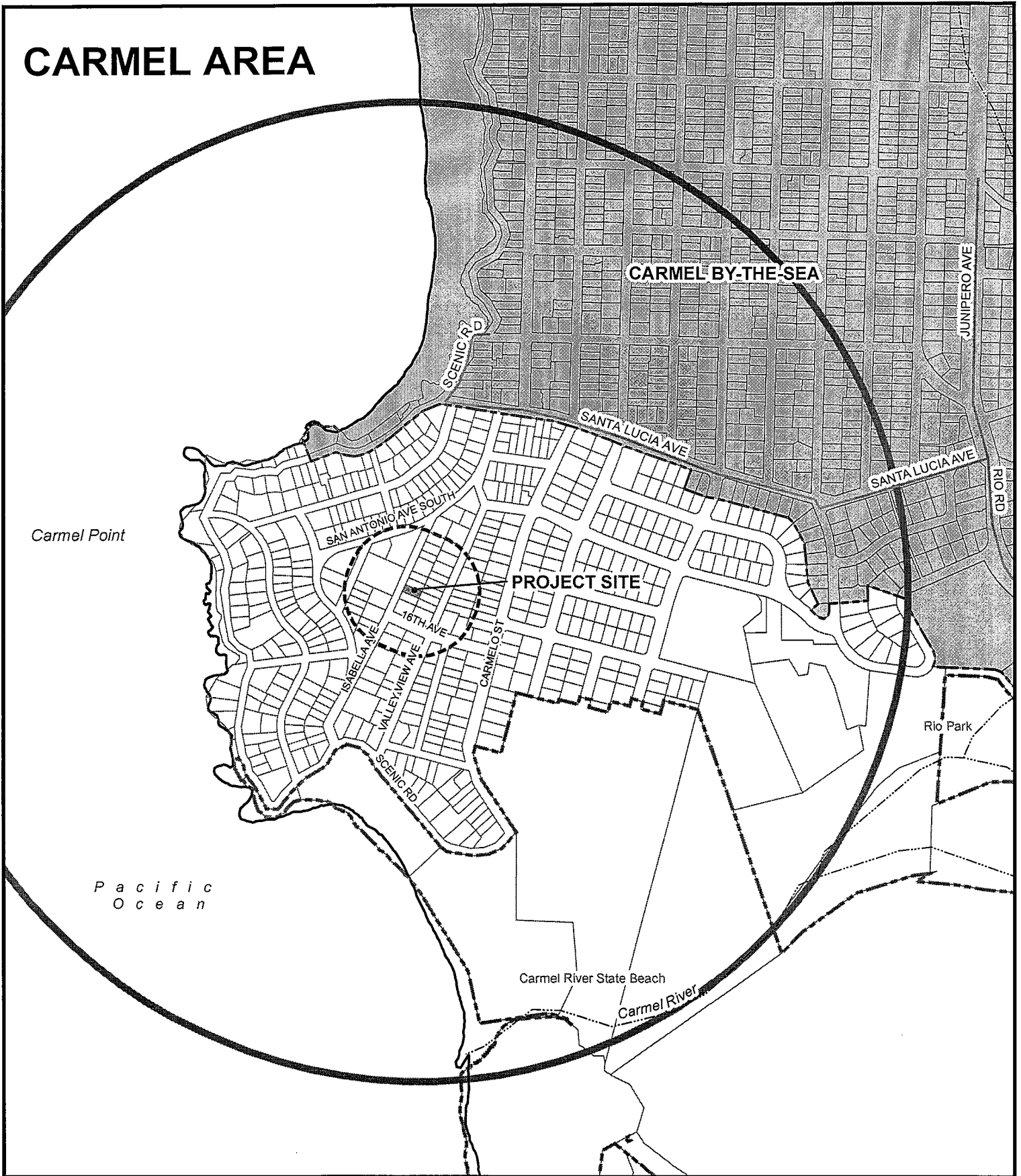
41

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CARMEL AREA

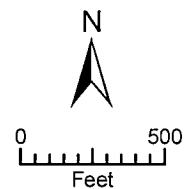


APPLICANT: ASSEMI

APN:009-404-026-000

FILE # PLN120023

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

Exhibit C

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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APR 16 2012

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: April 2, 2012

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Project Title: ASSEMI FARID & CHERYL L

File Number: PLN120023

File Type: ZA

Planner: LISTER

Location: 26271 ISABELLA AVE CARMEL

Project Description:

Combined Development Permit to allow 1) a Coastal Administrative Permit for the demolition of the existing 1,328 square foot single family dwelling and the construction of a 1,552 square foot single family dwelling with an attached 248 square foot garage, new wood fence, and associate grading (cut: 150.3 cubic yards; fill: 28.5 cubic yards); 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Coastal Administrative Permit to allow one required uncovered parking space within the front setback; and Design Approval. The property is located at 26271 Isabella Avenue, Carmel (Assessor's Parcel Number 009-404-026-000), Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes No
Den Mc Bride - agent
Kon Harlett - architect

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

PUBLIC COMMENT:

| Name | Site Neighbor? | | Issues / Concerns (suggested changes) |
|-------------|----------------|----|--|
| | YES | NO | |
| <i>None</i> | | | |
| | | | |
| | | | |
| | | | |

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) |
|---|--|---|
| River rock detail should be required on chimney | | |
| River rock detail should be considered along front of house | | |
| | | |
| | | |

ADDITIONAL LUAC COMMENTS

Wooden fence design is required - not submitted with plans. (New wood fence part of project description)
 Approval of request for one car parking space in front yard set back. (uncovered parking).

RECOMMENDATION :

Motion by: Hall: motion 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: 5 - Weber, Hall, Davis, Wald, Ramirez

NOES: None

ABSENT: Hurst, Meheen, and Jaselnick who excused himself at 6:20 due to former commitment.

ABSTAIN: None

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 PLANNING & BUILDING
 INSPECTION DEPT.