

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 11, 2012	Time: 1:30PM	Agenda Item No.: 1
Project Description: Use Permit to allow wine tasting and wine sales in an existing 594 square foot retail space located within 200 feet of a residential zoning district. Business hours will be from 11:30am to 5:30pm every Thursday through Sunday. The maximum occupancy for the use is 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be conducted on-site. Single-use or disposable serving containers or utensils will be used. Food items will be prepared off-site. Also, this permit includes a Design Approval to allow a new wooden sign to be placed within an existing sign kiosk.		
Project Location: 40 W. Carmel Valley Road, Carmel Valley		APN: 189-222-017-000
Planning File Number: PLN120336		Owner: Adrianna Dinihanian Agent: Robert Kohne of Future Wine LLC
Planning Area: Carmel Valley Master Plan		Flagged and staked: No
Zoning Designation: : "LC-D-S-RAZ" [Light Commercial with a Design Control, Site Review and Residential Allocation Zoning overlay]		
CEQA Action: Categorically Exempt per Section 15301(a)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt pursuant to CEQA Guidelines Section 15301(a); and
- 2) Approve PLN120336, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The project entails the use of an existing 594 square foot retail space for the purposes of wine tasting and wine sales. The retail space is located within a 3,543 square foot retail triplex with an attached residential unit. Due to the proposed use being located within 200 feet of a residential district, a Use Permit is required (21.18.060.U, Title 21 of the Monterey County Code). The project also includes a new wooden sign that will be placed in existing sign kiosk. The sign will be low-key and made of natural materials, consistent with Policy CV-3.5 of the Carmel Valley Master Plan. The sign will also be less than 35 square feet in size, consistent with Section 21.60.110, Title 21 of the Monterey County Code.

Pursuant to Regulations for Parking Chapter 21.58, Title 21 of the Monterey County Code, the property with three retail/office spaces and one residential unit is required to provide a minimum of nine (9) parking spaces; one space providing handicap parking. The property currently contains nine (9) parking spaces (five (5) off of Carmel Valley Road, and four (4) spaces located at the back of the property off of Village Drive).

The requirement of a Use Permit is to primarily protect residential areas from potential impacts typically associated with establishments serving alcohol, such as loud music, assemblage of people and related traffic. The wine tasting element of the proposed wine retail is to allow customers to sample wine products prior to buying. The proposed use will not have impacts normally associated with bar/pub establishments. The proposed wine retail is also limited by the size of the retail space and existing septic system on-site, limiting maximum occupancy to no more than 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be allowed on-site. Single-use or disposable wine glasses and eating utensils will be used. Food

items served to customers must be prepared off-site. Based on the use described, the wine tasting use will not impact surrounding residents, nor will the use constrain existing uses of the property.

Pursuant to General Development Plan (GDP) regulations within the Light Commercial Zoning District, a GDP is not required (Section 21.18.030, Title 21 of the Monterey County Code). The site is less than one acre and the request is considered a minor change in use considering the past uses of the building. Based on the permit history of the project site, the triplex has been used for offices (MB-5227), a store (MB-4413), and house was constructed in the back of the property in 1960 (MB-3633).

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 (FPD)

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Bureau, Water Resources Agency, and Monterey County Regional 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 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 is located within 200 feet of a residential district which has the potential to raise neighborhood concerns. On September 17, 2012, the LUAC unanimously recommended approval of the project.

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



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
September 17, 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; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Adrianna Dinihanian, Owner; Robert Kohne of Future Wine LLC, Agent; The Open Monterey Project; LandWatch; Planning File PLN120336.

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 Carmel Valley Land Use Advisory Committee Minutes (LUAC)

This report was reviewed by John Ferris, Senior Planner.

**EXHIBIT A
PROJECT INFORMATION FOR PLN120336**

Permit #	PLN120336	APN	189-222-017-000
Owner	Adrianna Dinihanian	Representative	Mike Kohne (Future Wine LLC)
Situs Address	40 W. Carmel Valley Road,	Advisory Comm.	Carmel Valley LUAC
Legal Lot	LOS LAURELES VILLAGE	Lot Size	0.21ac / 9,148sf
Area Plan	Carmel Valley Master Plan	Zoning	LC-D-S-RAZ

Development Standards:

Setback Requirements	Front		Side		Rear		Height	
	Min.	Project	Min.	Project	Min.	Project	Min.	Project
Main Structure	30'	35'	-	4'	-	30'	21'	35'

Distance Between Structures		
	Req.	Project
Main	-	-
Main/Acc.	-	-

Building/Floor Area Coverage		
	Allowable	Project
Site Coverage	50% / 4,574sf	40% / 2,244sf

Parking Requirements	1 parking space for every 250 square feet. (8 spaces)		
Water Source	Cal-Am	Sewer	Septic
CEQA Determination:	Exempt per Section 15301(a)		

Site Resources:

Archaeology	High	Within 750'	No	Site Visit Required?	5/24/2012
Env. Sensitive Hab.	No	Historic Resource		Built in 1961, report required	
Fire Hazard	N/A	Fire District		Monterey County Regional FPD	
Seismic Zone	III	1/8 th mile (600') from fault		Yes	
Flood Zone	No	Tree Removal		None	
Williamson Act	No	Soils		LeC	
Soil Characteristics:	Lockwood Shaly Loam, 2- 9% slopes. Slow/Medium Runoff; Slight/Moderate Erosion Hazard				
K-Factor:	N/A				
Slope	Slight to none	Grading		Cut: 0	Fill: 0
Ridgeline Development	No	Scenic Area	N	Public Access	N

**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:

DINIHANIAN (PLN120336)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt pursuant to Section 15301(a) of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow wine tasting and wine sales in an existing 594 square foot retail space located within 200 feet of a residential zoning district. Business hours will be from 11:30am to 5:30pm every Thursday through Sunday. The maximum occupancy for the use is 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be conducted on-site. Single-use or disposable serving containers or utensils will be used. Food items will be prepared off-site. Also, this permit includes a Design Approval to allow a new wooden sign to be placed within an existing sign kiosk.

[PLN120336, Dinihanian, 40 W. Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan (APN: 189-222-017-000)]

The Use Permit application (PLN120336) came on for public hearing before the Monterey County Zoning Administrator on October 11, 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:
- 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 40 W. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-222-017-000), Carmel Valley Master Plan. The parcel is zoned "LC-D-S-RAZ" (Light Commercial with), which principally accommodates commercial uses suitable for the convenience of nearby residential areas. The use, as proposed, is consistent with the purpose of the Light Commercial area in that the use will not create an adverse significant impact to residential or surrounding uses. The proposed wine retail and wine-tasting will be located within an existing retail space which does not propose changes to the exterior except for a new wooden sign to be placed in the existing sign kiosk. Therefore, the proposed use is consistent with the intent of Chapter 21.18, Title 21 of the Monterey County Code, and Policies CV-1.13 and CV-1.20 of the Carmel Valley Master Plan.
 - c) The Design Control overlay assures protection of the public viewshed, neighborhood characteristics and visual integrity with the surrounding community. The proposed project does not propose any exterior changes to the existing commercial building.
 - d) The Site Review overlay ensures review of development in locations that may adversely affect resources. The project does not propose new development; therefore, no resources will be affected. The property also has a Residential Allocation Zoning overlay which limits the amount of new residential development. The project does not propose new residential development
 - e) Pursuant to Regulations for Parking Chapter 21.58, Title 21 of the Monterey County Code, the property with three retail/office spaces and one residential unit is required to provide a minimum of nine (9) parking spaces; one space providing handicap parking. The property currently contains nine (9) parking spaces (five (5) off of Carmel Valley Road, and four (4) spaces located at the back of the property off of Village Drive). Therefore, the parking on the property is consistent with Chapter 21.58.
 - f) The project also includes a new wooden sign that will be placed in existing sign kiosk. The sign will low-key and made of natural materials, consistent with Policy CV-3.5 of the Carmel Valley Master Plan. The sign will also be less than 35 square feet in size, consistent with Section 21.60.110, Title 21 of the Monterey County Code.
 - g) The project planner conducted a site inspection on May 24, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
 - h) 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 is located within 200 feet of a residential district which has the potential to raise neighborhood concerns. On September 17, 2012, the LUAC unanimously recommended approval of the project.
 - i) 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 requirement of a Use Permit for alcoholic-serving establishments within 200 feet of a residential district is to primarily protect residential areas from potential impacts typically associated with establishments serving alcohol, such as loud music, assemblage of people and related traffic. The wine tasting element of the proposed wine retail is to allow customers to sample wine products prior to buying. The proposed use will not have impacts normally associated with bar/pub establishments. The proposed wine retail is also limited due to size of retail space and limitations of the existing septic system on-site, limiting maximum occupancy to no more than 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be allowed on-site. Single-use or disposable wine glasses and eating utensils will be used. Food items served to customers must be prepared off-site. Therefore, the proposed uses will not impact surrounding residential uses, nor will the use constrain existing uses of the property.
- b) 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.
- c) Staff conducted a site inspection on May 24, 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 PLN120336.

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 following departments and agencies: 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. The property has water services from California American Water Company (Cal-Am) and an onsite septic system. Based on capacity limits of the existing septic system on the property, the Environmental Health Bureau has agreed the use can

be allowed as long as no dishwashing occurs within the retail space. An on-going condition regarding no dishwashing on-site has been applied to the approval of the project (Condition No. 4).

c) Preceding findings and supporting evidence for PLN120336.

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 May 24, 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 PLN120336.

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 15301(a) categorically exempts alterations to existing facilities.

 b) Negligible alterations, such as interior repainting and remodeling and new exterior signage are expected. The proposed wine retail within an existing retail/office commercial unit will not expand existing uses.

 c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 24, 2012.

 d) See preceding and following findings and supporting evidence.

6 **FINDING:** **GENERAL DEVELOPMENT PLAN** – Pursuant to Monterey County Code a General Development Plan (GDP) is not required if: 1) the lot is not in excess of one acre; or, 2) development proposed does not include more than one use; or, 3) the development does not include any form of subdivision. A GDP is not required for this project.

EVIDENCE: a) Pursuant to Section 21.18.030, Title 21 of the Monterey County Code, the site is less than one acre and the request is considered a minor change to prior use of the property. Based on the permit history of the project site, the triplex has been used for offices (MB-5227), a store (MB-4413), and house was constructed in the back of the property in 1960 (MB-3633).

 b) The project as described in the application and accompanying materials was reviewed by the RMA - Planning Department, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments 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; or the county in general (see Finding 3).

 c) 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 PLN120336.

- 7 **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.
- EVIDENCE:** a) The property is currently obtaining water services through the California American Water Company (Cal-Am).
- b) Chapter PS-3.1 of the 2010 Monterey County General Plan requires new development to provide proof of a long-term source of water. The project is not considered new development, but a change of use within an existing commercial unit. The project was reviewed by the Environmental Health Bureau and Water Resources Agency, which finds the proposed use, as described and conditioned, will not impact existing water and septic uses existing on the property.
8. **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 Categorically Exempt pursuant to Section 15301(a) of the CEQA Guidelines; and
2. Approve a Use Permit to allow wine tasting and wine sales in an existing 594 square foot retail space located within 200 feet of a residential zoning district. Business hours will be from 11:30am to 5:30pm every Thursday through Sunday. The maximum occupancy for the use is 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be conducted on-site. Single-use or disposable serving containers or utensils will be used. Food items will be prepared off-site. Also, this permit includes a Design Approval to allow a new wooden sign to be placed within an existing sign kiosk, 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 11th day of October, 2012 by the Zoning Administrator.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

This 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

PLN120336

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN120336) allows wine tasting and wine sales in an existing 594 square foot retail space located within 200 feet of a residential zoning district. Business hours will be from 11:30am to 5:30pm every Thursday through Sunday. The maximum occupancy for the use is 11 people at any given time. The bathroom will only be available for employee use and no dishwashing will be conducted on-site. Single-use or disposable serving containers or utensils will be used. Food items will be prepared off-site. Also, this permit includes a Design Approval to allow a new wooden sign to be placed within an existing sign kiosk. The property is located at 40 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-222-017-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

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 189-222-017-000 on October 11, 2012. The permit was granted subject to 8 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. 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 _____ 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.

4. EHSP001 - NO DISHWASHING ON-SITE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to the California Health and Safety Code - California Retail Food Code, no dishwashing is allowed on-site. All drinking and eating utensils normally associated with wine-tasting shall be of single-use only. Utensils shall not be removed from the site, washed and returned. This condition shall be on-going.

Compliance or Monitoring Action to be Performed: The condition not allowing dishwashing on-site shall be ongoing.

5. 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.

6. 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: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection or prior to commencement of use (if no building permit is required), Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

7. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESP001 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEY BOX
Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, or prior to commencement of use (if no building permit is required), Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

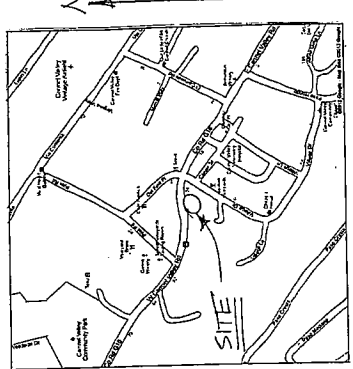
8. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESP002 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS
Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection or prior to commencement of use (if no building permit is required), Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.



VICINITY MAP
(TOWN OF CARMEL VALLEY, CA)

DATA SUMMARY TABLE:
(NOTE: THERE ARE NO PROPOSED CHANGES TO EXISTING LOT COVERAGE, FLOOR AREAS OR INTERFACES SURFACES)

ZONING:	160 S.F.	160 S.F.	160 S.F.
PARCEL SIZE:	160 S.F.	160 S.F.	160 S.F.
EXISTING LOT COVERAGE (STRUCTURES):	334 S.F.	334 S.F.	334 S.F.
LOT COVERAGE RATIO:	21.1%	21.1%	21.1%
EXISTING FLOOR AREA:	454 S.F.	454 S.F.	454 S.F.
FLOOR AREA RATIO:	40.8%	40.8%	40.8%
EXISTING IMPERVIOUS SURFACES:	439 S.F.	439 S.F.	439 S.F.
(INCLUDING STRUCTURES):	41.5%	41.5%	41.5%
PROPOSED GRADE CHANGES:	NONE	NONE	NONE
PROPOSED DRIVEWAY REMOVAL:	NONE	NONE	NONE
EXISTING DRIVEWAY COULTERS:	5	5	5
OFF VILLAGE DRIVE:	5	5	5

- NOTES:**
- THIS SITE MAP AND ALL OTHER INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTIES ARE MADE BY THE COUNTY ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT FOR ANY USE OTHER THAN THAT FOR WHICH IT WAS ISSUED. NO CHANGES TO THE EXISTING PROPERTY ARE PROPOSED.
 - A REVIEW OF COUNTY BUILDING DEPARTMENT MICROFILMED RECORDS YIELDED EVIDENCE OF BUILDING PERMITS AND INSPECTIONS DURING THE DEVELOPMENT AND CONSTRUCTION OF THE EXISTING STRUCTURES. THE RECORDS SHOW THAT THE ARCHITECTURAL OR ENGINEERING DRAWINGS COULD BE FOUND. CONSEQUENTLY, THESE DRAWINGS WERE OBTAINED FROM THE COUNTY ARCHITECTURAL DEPARTMENT, AND COUNTY ASSESSOR PARCEL MAPS, GRADING PHOTO SURVEY TECHNIQUES, AND COUNTY ASSESSOR PARCEL MAPS, DIMENSIONAL SCALING OF THE EXISTING STRUCTURES. THESE PLANS SHALL NOT BE USED FOR RECONSTRUCTION OR NEW CONSTRUCTION.
 - MONTESIMO COUNTY ISSUED THE PERMIT # 1005100 ON MAY 24, 1969 ALLOWING A DWELLING IN A "C-1" DISTRICT. BUILDING PERMIT # 1005100 DATED JUNE 10, 1969 WAS ISSUED TO BUILD A 1,200 S.F. HOUSE WITH A PORCH AND A PATIO. THE PERMIT WAS ISSUED FOR 14, 100 TO BUILD A 2,000 S.F. STORE, SINGLE STORE BUILDING.
 - CAL AM IS THE WATER PROVIDER TO THIS PROPERTY.

PROJECT LOCATION & SITE PLAN

ADDRESS: 40 WEST CARMEL VALLEY RD.
CARMEL VALLEY, CA

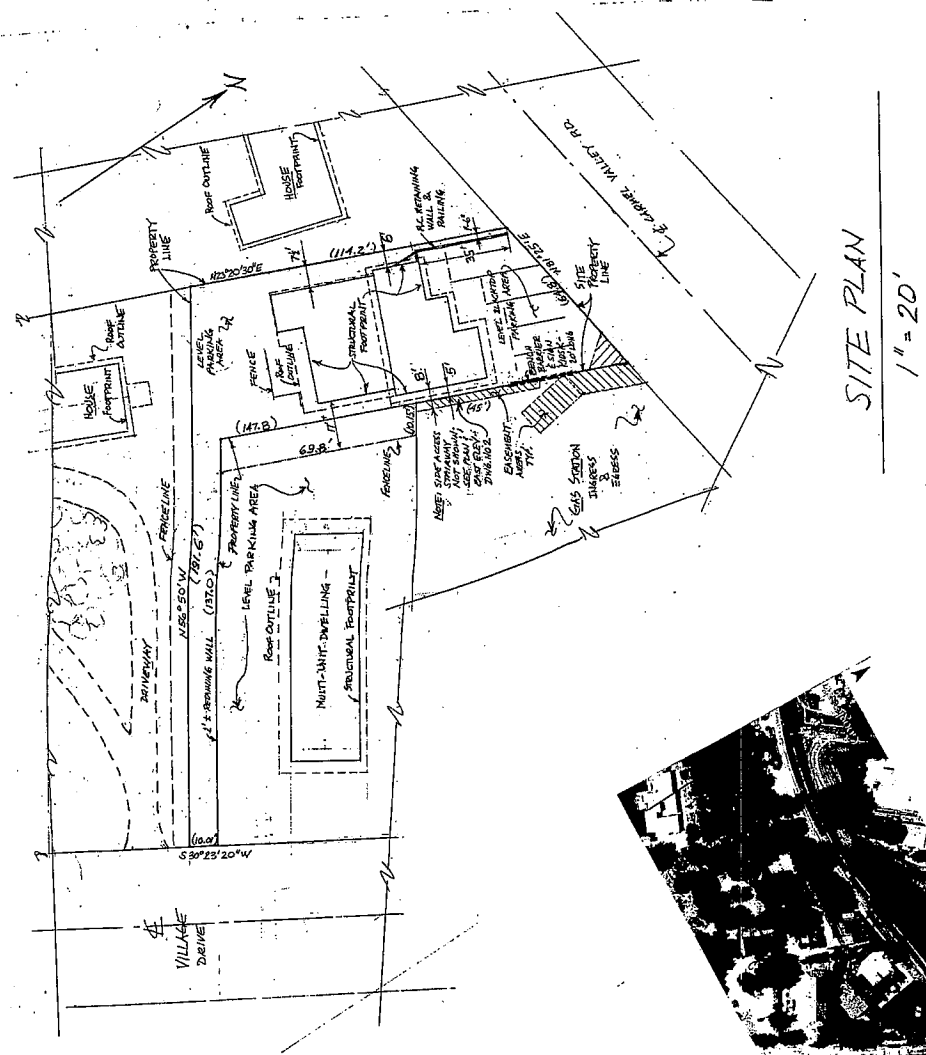
PACEL No: 189-222-017-000

BLUE PERMIT APPLICATION: FUTURE WINE, LLC.
(DBA: "MERRY WINEMAKERS")

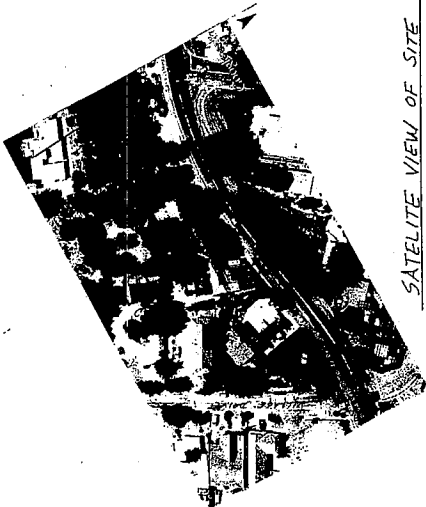
PREPARED BY: ROBERT E. KOWALIE
CALIF. P.E. - C.15631

DATE: JULY 5, 2012

SHEET No: 1
1
(OF 3)

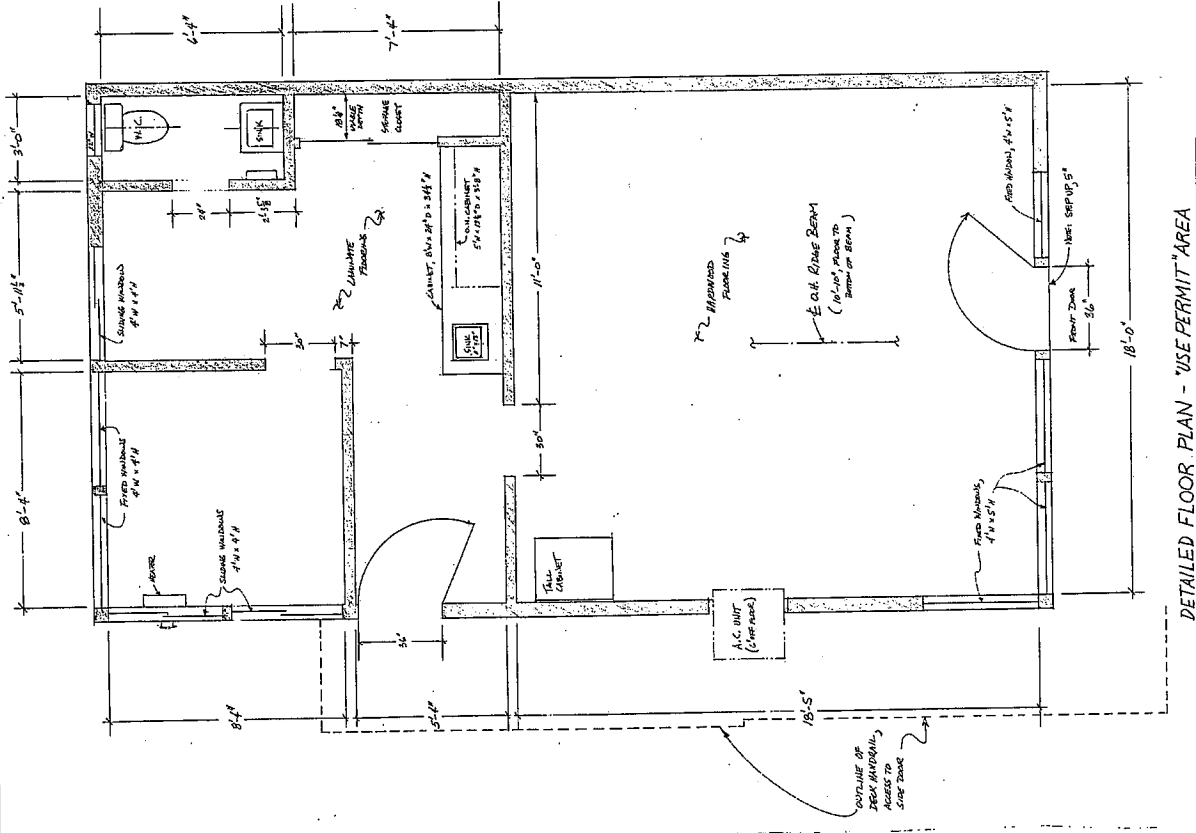


SITE PLAN
1" = 20'

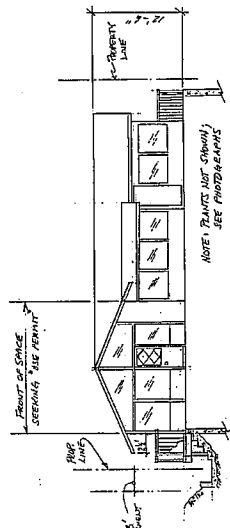


SATELLITE VIEW OF SITE

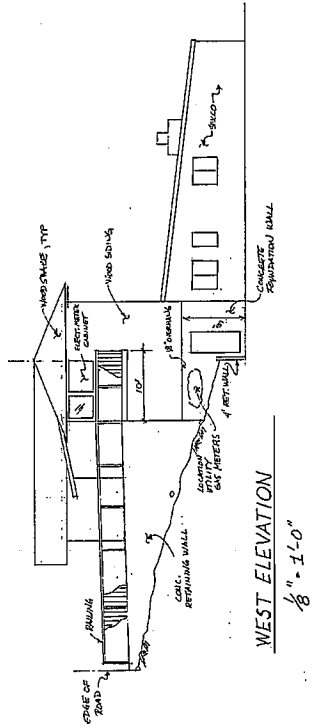
Google earth



DETAILED FLOOR PLAN - "USE PERMIT" AREA



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

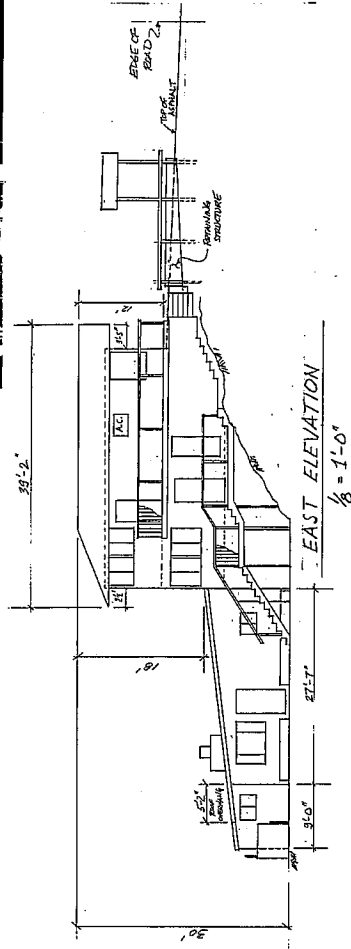
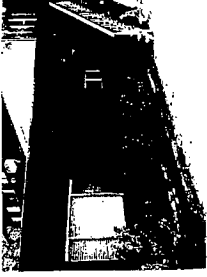


WEST ELEVATION
1/8" = 1'-0"



DETAILED FLOOR PLAN; WEST & NORTH ELEVATIONS
 ADDRESS: 40 WEST CARMEL VALLEY RD.
 CARMEL VALLEY, CA
 PARCEL NO: 189-222-CIT-000
 USE PERMIT APPLICANT: FUTURE WINES, LLC
 (DRY VINEY VINEYARDS)
 PREPARED BY: ROBERT E. MOHRE
 CA P.E. - C25631
 DATE: JULY 19, 2012

SHEET NO.
 3
 (OF 3)



PLAN VIEW, EAST & SOUTH ELEVATIONS WITH PICS

ADDRESS: 40 WEST CARREL VALLEY RD.
CARREL VALLEY, CA

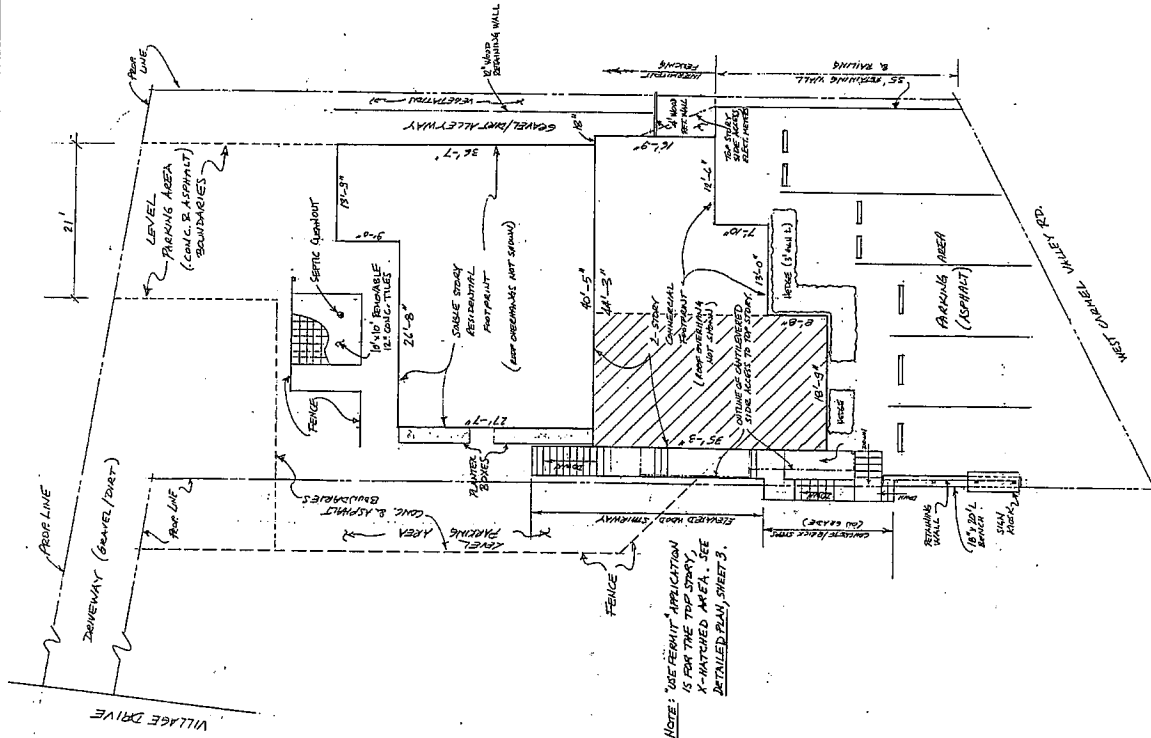
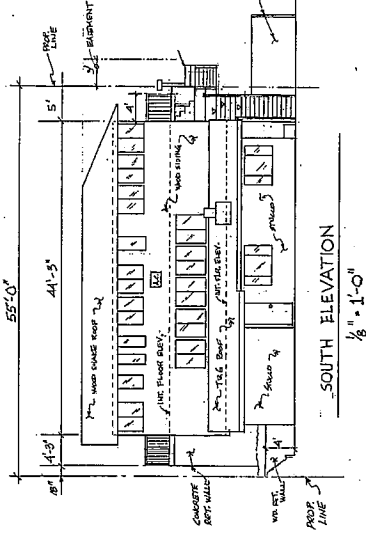
PARCEL No: 189-222-017-000

USE PERMIT APPLICANT: FUTURE HAVES, LLC
(FOR: HARRY MEREDIS)

PREPARED BY: ROBERT E. ROYNE
CA P.E. - C262631

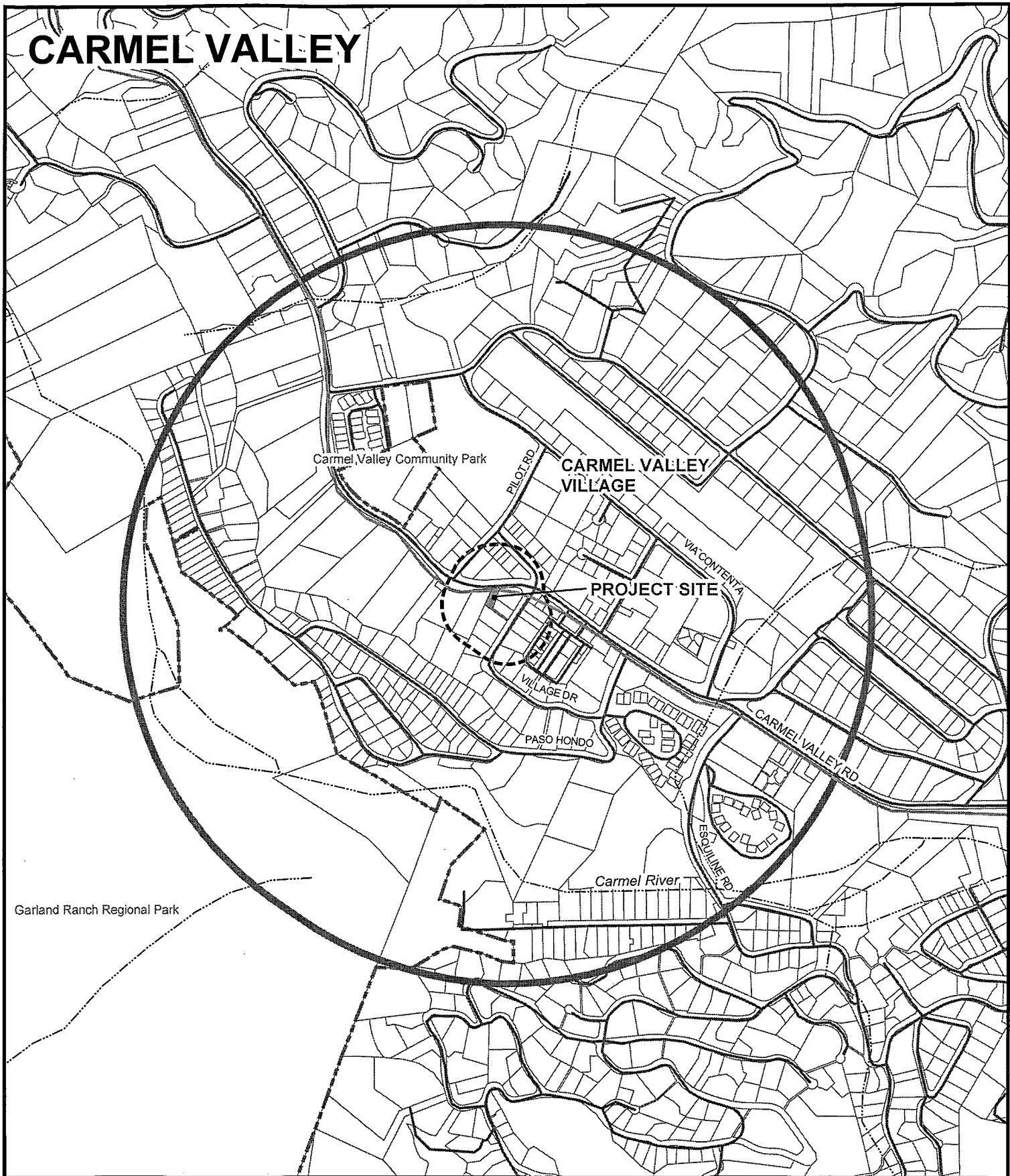
DATE: JULY 13, 2012

SHEET NO: 2
(OF 3)



PLAN VIEW
1/8" = 1'-0"

CARMEL VALLEY



APPLICANT: DINIHANIAN

APN: 189-222-017-000

FILE # PLN120336

Water 2500' Limit 300' Limit City Limits

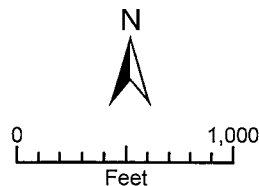


Exhibit C

PLANNER: LISTER