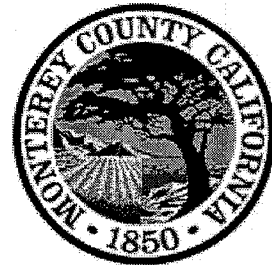



MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: October 22, 2012

To: Zoning Administrator

From: Dan Lister – Assistant Planner 

Subject: Dinihanian (PLN120336): Additional Information

On October 11, 2012, the subject project was continued to October 25, 2012 by the Zoning Administrator to allow staff time to identify and provide the following information:

- Trip Generation: Compare trip generation based on the previous and proposed use, and identify potential cumulative traffic impacts to the Village area.
- Septic Use: Identify current septic conditions and how use will not intensify existing uses. Also, identify the Health Code allowing an establishment to limit bathroom facility uses to employees only and identify impacts to nearby establishments if a customer were to use their restroom facilities.
- Water Use: Identify the water use assumption of the proposed project compare to the existing use.
- Events: Identify future events and impacts related to each event.

As previously stated, the reason a discretionary permit is required for the subject project is because the proposed project will have alcohol sales near within 200 feet of a residential district (Light Commercial, 21.18.060.U, Zoning Ordinance). The purpose for the discretionary permit is to ensure that drinking establishments, such as bars, nightclubs, wine bars, and restaurants with bars, will not impact nearby residential districts. The project proposes a wine tasting room which consists of tasting wine prior to purchasing. Based on review of the 2010 General Plan, Carmel Valley Master Plan and applicable regulations in Title 21 of the Monterey County Code, there is nothing that differentiates a wine-tasting room from general retail. The Public Works Department, Monterey County Regional Fire Protection District, Environmental Health Bureau and Water Resources also view the proposed wine tasting room a general retail/commercial.

Based on review by the RMA-Public Works Department, the subject project is located in an existing shopping/retail center. From a traffic trip generation perspective, the proposed use would be considered retail or commercial in nature, comparable to the previous retail/commercial use. Trip generation rates are based on area (square feet) of the use – if there is no net new area being added to the site compared to the previous use, there would be no net new trips generated by this proposed use. Cumulative traffic impacts within the Carmel Valley Master Plan area are addressed through contributions to the Carmel Valley Traffic Impact Fee Program, which was established per Board of Supervisors Resolution 95-410, adopted September 12, 1995, to address cumulative traffic impacts related to buildout of the Carmel Valley Master Plan. The subject project would be considered Commercial Use under the current fee schedule, and the fee would be assessed on new square footage to address any potential additional cumulative traffic impacts. The subject project does not propose additional square footage; therefore, a Carmel Valley Traffic Impact Fee was not applied as a Condition of Approval.

As reviewed by the Environmental Health Bureau, a 2,000 gallon septic tank with a 1,440 square foot drainfield currently exists on the subject property, which services three retail spaces and a dwelling. By not allowing dishwashing to be conducted within or outside the proposed retail space, and the other limitations described in the project description, the Environmental Health Bureau has determined that the proposed project will not impact the existing septic system.

Though not required by the Environmental Health Bureau, the applicant has decided to not allow public use of the existing restroom. Pursuant to Article 2, Section 114276(a) and (b)(1) of the California Health and Safety Code, a restroom or hand-washing facility is required for public use where there is onsite consumption of foods. A wine-tasting room is not considered food consumption and only has to provide restroom facilities to employees. Though septic information regarding neighboring sites were unknown, the Environmental Health Bureau did not feel that the proposed use would generate enough customer traffic to impact existing wastewater uses on neighboring sites. The proposed project is located 0.2 miles away from Carmel Valley Community Park where restroom facilities could easily accommodate the customer's restroom needs.

Based on the Water Permit issued by the Monterey Peninsula Water Management District (MPWMD) on October 19, 2012 (Permit No. 32075), water use assumptions based on prior and proposed uses did not differ. According to a representative at MPWMD, a wine tasting room is considered general retail use. Unless the wine-tasting room turns into a wine-bar, the proposed use will not intensify water use assumptions for the proposed retail space.

Due to limited space, the applicant, Mike Kohne of Mercy Wines, agreed that no events will be held at the proposed wine tasting room. An on-going condition has been added to reflect that no events will occur.

Attachments

Exhibit A – Revised Draft Resolution with:

- Revised Condition of Approval;

**EXHIBIT A
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 Categorical 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. No food items are allowed to be served except for snack foods, such as crackers. 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 25, 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 with recommendation that the RMA – Planning Department in the near future look at the amount of wine tasting in Carmel Valley Village to see if there should be limitation to the wine-tasting use in the Carmel Valley Village area.
- 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 PLN120336.

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. No Food items are allowed except for snack foods. Therefore, the proposed uses will not impact surrounding residential uses, nor will the use constrain existing uses of the property.
- b) *The proposed project will not cumulatively impact the surrounding area in regards to traffic. According to review by the RMA – Planning Department, the project is located in an existing shopping/retail center. From a traffic trip generation perspective, the proposed use would be considered retail or commercial in nature, comparable to the previous retail/commercial use. Trip generation rates are based on area (square feet) of the use – if there is no net new area being added to the site compared to the previous use, there would be no net new trips generated by this proposed use. Cumulative traffic impacts within the Carmel Valley Master Plan area are addressed through contributions to the Carmel Valley Traffic Impact Fee Program, which was established per Board of Supervisors Resolution 95-410, adopted September 12, 1995, to address cumulative traffic impacts related to buildout of the Carmel Valley Master Plan. The project would be considered Commercial Use under the current fee schedule, and the fee would be assessed on new square footage to address any potential additional cumulative traffic impacts. The project does not propose additional square footage; therefore, a Carmel Valley Traffic Impact Fee was not applied as a Condition of Approval.*
- c) 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.
- d) Staff conducted a site inspection on May 24, 2012 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development found in Project File 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 existing water services provided by California American Water Company (Cal-Am). The property also has a 2,000 gallon septic system with 1,440 square foot drainfield. The septic system is considered under-sized for the existing uses onsite (Three retail spaces and a dwelling). 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) *Pursuant Article 2, Section 114276 of the California Health and Safety Code, the proposed use is required to provide restroom facilities for employees, but is not required to provide restroom facilities for the public.*
 - d) 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) *Cumulative impacts created by the proposed wine-tasting retail will not exceed the previous uses of the existing building. Though the Carmel Valley Village area has 17 wine tasting establishments, based on regulations within the Light Commercial (LC) Zoning District and trip generation studies within The Institute of Transportation Engineering (ITE), the proposed wine tasting use does not differentiate from retail. Based on substantial evidence within this resolution, the use of the existing retail space will not be intensified by the proposed wine-tasting use; therefore, will not create a significant cumulative impact.*
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on May 24, 2012.
- e) 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 obtains 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. *Water Permit No. 32075 was issued by the Monterey Peninsula Water Management District allowing a wine tasting uses within the existing retail space. The permit identifies that the water use assumptions will not be intensified by the change in use.*

- c) See preceding and following findings and supporting evidence
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. No food items are allowed to be served except for snack foods, such as crackers. 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 25th 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. No food items are allowed to be served except for snack foods, such as crackers. 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 9 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. PDSP001 - EMPLOYEE RESTROOM SIGN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The establishment shall post a sign warning customers that a public restroom is not available. The sign shall remain in place until the approved use is amended, changed, abandoned.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the applicant must post a sign warning customers that a public restroom is not available. The applicant must submit evidence showing that the sign is in place where it can be seen by customers. Once the sign is in place, the sign shall remain until the approved use is amended, changed, abandoned.

5. PDSP002 - NO EVENTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Due to size limitation of the retail space proposed for a wine tasting room, no events shall be allowed inside or outside of the retail space.

Compliance or Monitoring Action to be Performed: On an on-going basis, no events shall be allowed inside or outside of the retail space.

6. EHSP001 - NO DISHWASHING ON-SITE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Due to the constrained septic system, no dishwashing is allowed on-site. All drinking glasses and eating utensils associated with wine tasting shall be of single-use or given to customers and removed from wine tasting circulation. Pursuant to the California Health and Safety Code - California Retail Food Code, 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.

7. 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.

8. 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.

9. 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.

10. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO02 - 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.