

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 14, 2013 Time: 1:50 P.M.	Agenda Item No.: 3
Project Description: Consider a Combined Development to consist of: 1) A Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and firepit. Grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill; and 2) a Coastal Administrative Permit for parking within the required front setback; and 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource.	
Project Location: 26225 Valley View Avenue, Carmel	APN: 009-403-014-000
Planning File Number: PLN120561	Owner: Shahin Sharifzadeh TR Agent: Teri Takikawa (Architect)
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, 18' height maximum, Coastal Zone]	
CEQA Action: Categorically Exempt per Section 15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Find the project CEQA Exempt pursuant to 15303(a); and
- 2) Approve PLN120561, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The proposed project is to allow the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house and construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage. The applicant is also requesting allowance for a single parking space to be located within front setback due to site restrictions. The project site is located within a residential neighborhood within the unincorporated area of the city of Carmel, also within a "Design Control District," and is within 750 feet of a known archaeological resource; however, two surveys conducted by a County-approved archaeologist in 2012 have concluded that the site appears to be devoid of any archaeological resources. Design-related concerns have been raised by neighbors, after flagging and staking was erected, regarding what appeared to be a solid two-story wall facing the rear setback as well as the overall visual presence of the second-story portion of the house. These concerns have subsequently been addressed through the clarification of the second-floor rear-wall design to neighbors, explaining a predominant second story 3-foot inset from the rear setback, as well as the implementation of landscaping vegetation for the purpose of visual screening. The applicant has also agreed to change of the structure's primary exterior color to a darker hue in order to minimize potential glare.

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

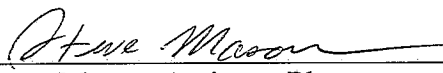
- √ RMA - Public Works Department
- Environmental Health Bureau

- √ Water Resources Agency
- √ Cypress Fire Protection District
- Parks Department
- RMA - Building Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works Department, Water Resources Agency, Cypress Fire Protection District, and RMA-Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) reviewed the project on December 3, 2012, and recommended approval of the project as proposed by a vote of 5-1. The dissenting vote was in support of the rear-facing neighbor who had expressed concern over the appearance what was then considered to be a solid rear-facing wall as presented by the flagging and staking. Said concerns have subsequently been addressed to the neighbor's satisfaction.

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


Steve Mason, Assistant Planner
(831)755-5228, masons@co.monterey.ca.us
February 26, 2013

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Steve Mason, Project Planner; Carol Allen, Senior Secretary; Shahin Sharifzadeh, Owner; Teri Takikawa, Agent; The Open Monterey Project; LandWatch; Planning File PLN120561

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:

- Conditions of Approval, Site Plan, Floor Plan and Elevations

Exhibit D Vicinity Map
Exhibit E Land Use Advisory Committee Minutes & Public Correspondence

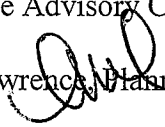
This report was reviewed by Laura Lawrence,  Planning Services Manager

EXHIBIT A
Project Data Sheet

EXHIBIT A

Project Information for PLN120561

Project Information:

Project Name:	SHARIFZADEH SHAHIN TR	
Location:	26225 VALLEY VIEW AVE CARMEL	
Permit Type:	Combined Development Permit	
Environmental Status:	Exempt	Final Action Deadline (884): 1/27/2013
Existing Structures (sf):	1432	Coverage Allowed: 35%
Proposed Structures (sf):	3132	Coverage Proposed: 35%
Total Sq. Ft.:	3132	Height Allowed: 18'
Tree Removal:	N/A	Height Proposed: 18'
Water Source:	PUBLIC	FAR Allowed: 45%
Water Purveyor:	CAL AM	FAR Proposed: 45%
Sewage Disposal (method):	SEWER	Lot Size: 6785
Sewer District:	CARMEL WASTEWATER DISTRICT	Grading (cubic yds.): 200

Parcel Information:

Primary APN:	009-403-014-000	Seismic Hazard Zone:	II
Applicable Plan:	Carmel Area LUP	Erosion Hazard Zone:	MODERATE
Advisory Committee:	CARMEL/CARMEL HIGHLANDS	Fire Hazard Zone:	N/A
Zoning:	MDR/2-D (18) (CZ)	Flood Hazard Zone:	FEMA - "Minimal"
Land Use Designation:	MEDIUM DENSITY RESIDENTIAL	Archaeological Sensitivity:	HIGH
Coastal Zone:	YES	Viewshed:	N/A
Fire District:	CYPRESS	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	LIB120387
Biological Report #:	N/A
Geologic Report #:	LIB120408
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB120386
Traffic Report #:	N/A

EXHIBIT B
Project Discussion

EXHIBIT B DISCUSSION

Project Description

The project is a request for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house, to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage. The single family dwelling will also include an 84 square foot second story balcony, a 99 square foot front-porch courtyard with a wood gate, and an outdoor shower and firepit. The applicant is also seeking additional allowances to accommodate one parking space within the front setback as well as development within 750 feet of a known archaeological resource. The subject parcel is 6,785 square feet in size, and is typical in size and dimension of lots within the surrounding urban Carmel neighborhood. The proposed house design will be modern art-deco, with a flat-top roof and a "squared" exterior design. The design is not atypical among the neighborhood's eclectic house architectures, with no fewer than two homes of similar design located on the same stretch of Valley View Avenue. Exterior materials are to consist of the following specific products:

- Plaster paint: "Accessible Beige" (Sherwin Williams SW7036)
- Exterior stone: "Jerusalem Taupe/Grey-Gold" (Carmelstone Imports Tile Co.)
- Window and door framing: "Tuscany Brown" (Loewen Window Co. standard color)
- Banding: "Padre Brown (Behr Paints PD-335)
- Garage door glass panels: "Obscure Glass" and "Bronze" framing (Clopay Door Company's "Avante" Collection)

Windows will be of wood-framed aluminum-clad dual-paned design and exterior railing will be of powder-coated steel tube design manufacture.

Project Issues

The existing single family dwelling and guesthouse on the site were constructed in 1950, and subsequently re-modeled in 1959. A historical report commissioned for the project (Document # LIB120388) has determined that the existing structures are lacking historical and/or architectural significance at both the local and state levels.

The project site is located within a Design Control zoning overlay district, and, as such, the project required review by the Carmel Highlands/Unincorporated Land Use Advisory Committee for the appropriateness of the design, color and use of materials, and overall context as it applies to the "neighborhood character." Said review was conducted on December 3, 2012, at which time the Committee voted 5-1 to support the project. The dissenting vote was in support of the rear-facing neighbor who had expressed concern over what was perceived to be a solid rear-facing wall by viewing the flagging and staking that had been erected. Said concerns have subsequently been addressed to the neighbor's satisfaction by staff through clarification of the design feature which will implement a 3-foot setback inward from the flagging and staking (which represents the remainder of the wall) along the majority of the second-story. In order to address additional concerns expressed by the neighbors the LUAC also proposed the following recommendations:

- Landscaping should be designed and implemented in order to provide screening between the proposed residence and neighboring residences.

- The primary exterior plaster coloring should be changed to a darker tone in order to reduce glare.

In response to these concerns, as well as those expressed by neighbors through correspondence to staff (**EXHIBIT E**), the project architect (on December 10, 2012) presented a revised concept landscape plan in order to provide additional screening. The proposed vegetation will consist of specie pittosporum which is commonly used to provide visual screening between structures while still allowing a reasonable amount of sunlight to filter through. Additionally, following the input received during the LUAC meeting, the exterior plaster color has been changed to a darker shade, from Sherwin Williams catalogue color “Nuance” (SW7049) to “Accessible Beige” (SW7036). A neighbor who was unable to attend the LUAC meeting expressed their concern with the project design in a letter received by staff on January 11, 2013 (**EXHIBIT E**). When subsequently contacted by staff and informed of the proposed landscaping screening, said neighbor’s concerns were largely allayed.

The applicant is requesting, by way of a Coastal Administrative Permit, to allow for one of their two required parking spaces to be located within the front setback. This request is due to fact that the applicant would prefer to retain landscape vegetation in lieu of devoting the majority of 55’-wide property frontage to parking. This is not uncommon in the area. Staff’s survey of eight neighboring residences found only two which possessed these requisite two parking spaces not within the front setback, with the other six residences surveyed possessing only one designated parking space not within the front setback.

The project site is located within 750 feet of a known archaeological site. Monterey County Coastal Implementation Plan Part 4, Section 20.146.090.A.1 states “Development proposed within 750 feet of a known archaeological resource... shall be required to obtain a Coastal Development Permit.” Said Coastal Development Permit is being sought as a part of this project application. An Archaeological Report was commissioned, and auger testing performed for the project, concluding: “The proposed new construction project should not be delayed for archaeological reasons.” A standard condition will be applied to the project requiring that, if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it.

Environmental Review

The project is Exempt per 15303(a) of the CEQA Guidelines:

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

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

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

Recommendation

Staff is recommending approval of the project as proposed.

EXHIBIT C

Draft Resolution

Conditions of Approval
Site Plan, Floor Plan &
Elevations

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

Sharifzadeh (PLN120561)

RESOLUTION NO. [REDACTED]

Resolution by the Monterey County Zoning

Administrator:

- 1) Finding the project CEQA exempt pursuant to 15303(a) and;
- 2) Approving a Combined Development to consist of: 1) A Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and firepit. Grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill; and 2) a Coastal Administrative Permit for parking within the required front setback; and 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource.

[PLN120561, Sharifzadeh, 26225 Valley View Avenue, Carmel, Carmel Planning Area (APN: 009-403-414-000)]

The Sharifzadeh application (PLN120561) came on for public hearing before the Monterey County Zoning Administrator on March 14, 2013. 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 26225 Valley View Drive, Carmel (Assessor's Parcel Number 009-403-014-000), Carmel Area Land Use Plan. The parcel is zoned MDR/2-D(18)(CZ) [Medium Density Residential/2 Units Per Acre, Design Control Overlay, (18' maximum height), (Coastal Zone)], which allows the first single family dwelling per legal lot of record with an approved Design Approval. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on November 7, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project is located within a "Design Review" district, and as such was referred to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) on December 3, 2012 for review of the appropriateness of the design, color, use of materials, and overall context as it applies to the "neighborhood character." The project was subsequently recommended for approval by a vote of 5-1. The dissenting vote was in support of the rear-facing neighbor who had expressed concern over the appearance of what was perceived to be a solid rear-facing wall as presented by the flagging and staking that had been erected. Said concerns have subsequently been addressed to the neighbor's satisfaction by staff through clarification of the design feature which will implement a 3-foot setback inward from the flagging and staking (which represents the remainder of the wall) along the majority of the second-story. The proposed single family dwelling will be of modern art-deco-style design, and will be composed of the following exterior materials as produced by their manufacturers:
 - Plaster paint: "Accessible Beige" (Sherwin Williams SW7036)
 - Exterior stone: "Jerusalem Taupe/Grey-Gold" (Carmelstone Imports Tile Co.)
 - Window and door framing: "Tuscany Brown" (Loewen Window Co. standard color)
 - Banding: "Padre Brown" (Behr Paints PD-335)
 - Garage door glass panels: "Obscure Glass" and "Bronze" framing (Clopay Door Company's "Avante" Collection)

The single family dwelling is proposed to be constructed to a height of 18', which is the maximum height allowed according to the parcel's zoning overlay. For the purpose of height verification, staff has included a project condition requiring that the applicant shall have a benchmark placed upon the property (and identified on the building plan sets), which shall remain onsite until final building inspection.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120561.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, Parks Department 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 of APN 009-403-014, in Carmel, Monterey County, California,” (LIB120386) prepared by Doane, Mary and Breschini, Gary S., Salinas, CA, August 23, 2012. (With follow-up addendum letter dated October 23, 2012).
 - “Phase I Historic Review,” (LIB120388) prepared by Seavey, Kent L., Pacific Grove, CA, August 10, 2012.
 - “Geotechnical Report for the proposed Sharifzadeh/Saadati Residence 26225 Valley View Avenue, Carmel, California,” (LIB120387) prepared by Grice Engineering, Inc., Salinas, CA, September 17, 2012.
 - “Geotechnical and Geologic Hazards Report for the proposed Sharifzadeh/Saadati Residence 26225 Valley View Avenue, Carmel, California,” (LIB120408) prepared by Grice Engineering, Inc., Salinas, CA, October 15, 2012.
 - c) Staff conducted a site inspection on November 7, 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 PLN120561.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Bureau, Parks Department 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. Water will be provided by the Cal-Am Water Company and sewer services provided by the Carmel Area Wastewater District.
- c) Preceding findings and supporting evidence.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 7, 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 PLN110623.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts one single-family residence, or a second dwelling unit in a residential zone.
 - b) The proposed project calls for the construction of one single-family residence in a residential zone.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 7, 2012.
 - d) The project does not fall under any of the criteria which might preclude "Exempt" status, pursuant to CEQA 15300.2 ("Exceptions"); The project will not create an impact within a particularly sensitive environment, will not have a significant cumulative impact or effect on the environment, is not located on a registered Hazardous Waste Site, and will not result in damage to scenic or historic resources.
 - e) See preceding and following findings and supporting evidence.

6. **FINDING:** **PARKING** - The subject property complies with all rules and regulations pertaining to parking, per section 20.58.040 & 20.58.050.E, which allow a space to be located within the front setback with an approved Coastal Administrative Permit.

- EVIDENCE:**
- a) Staff conducted a site visit on November 7, 2012 to verify the site constraints of the property. The street frontage of the property is 55', similar to many of the surrounding properties. Staff's visual survey of eight neighboring residences found only two which possessed the requisite two designated parking spaces not within the front setback, with the other six residences surveyed possessing only one designated

parking space not within the front setback.

- b) Adequate space exists within the front setback to facilitate a parking space.
- c) Project PLN080018 granted an adjacent property, at 26257 Valley View Avenue, a single designated uncovered parking space within the front setback by way of a Coastal Administrative Permit pursuant to Resolution No. 080018 on May 29, 2008.

and

PLN110623 granted a nearby property, at 26264 Valley View Avenue, a single designated uncovered parking space within the front setback by way of a Coastal Administrative Permit pursuant to Resolution No. 12-008 on March 8, 2012.

- d) It is the consideration of the Zoning Administrator that the landscaped vegetation to be retained is more in keeping with the “neighborhood character” than would be paved covered parking spaces or a two car-wide enclosed garage.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.144.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is in an area designated as “inappropriate for public access” pursuant to “Figure 3” (Shoreline Access) of the Carmel Area Land Use Plan.
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - 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 PLN120561.
 - e) The project planner conducted a site inspection on November 7, 2012.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

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

DECISION

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

1. Find the project CEQA Exempt per 15303(a);
2. Approve a Combined Development to consist of: 1) A Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and firepit. Grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill; and 2) a Coastal Administrative Permit for parking within the required front setback; and 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of March, 2013.

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN120561

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

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

A Combined Development to consist of: 1) A Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house to be followed by the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and firepit. Grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill; and 2) a Coastal Administrative Permit for parking within the required front setback; and 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 26225 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-014-000), Carmel Area Land Use Plan, Coastal Zone.

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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ***) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 009-403-014-000 on March 14, 2013. The permit was granted subject to 15 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Prior to the issuance of grading and building permits or commencement of use, the
Action to be Performed: 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 If, during the course of construction, cultural, archaeological, historical or paleontological
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Action to be Performed:

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. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

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

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

During construction:

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

Prior to final inspection:

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

5. PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (NEW §

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)

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

Prior to issuance of Building Permits:

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

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

Prior to Occupancy:

Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.

Ongoing:

All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)

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

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

7. PD016 - NOTICE OF REPORTS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "The following reports have been prepared for this parcel and are on record in the Monterey County RMA - Planning Department:

- "Preliminary Archaeological Assessment of APN 009-403-014, in Carmel, Monterey County, California," (LIB120386) prepared by Doane, Mary and Breschini, Gary S., Salinas, CA, August 23, 2012. (With follow-up addendum letter dated October 23, 2012).

- "Geotechnical Report for the proposed Sharifzadeh/Saadati Residence 26225 Valley View Avenue, Carmel, California," (LIB120387) prepared by Grice Engineering, Inc., Salinas, CA, September 17, 2012.

- "Geotechnical and Geologic Hazards Report for the proposed Sharifzadeh/Saadati Residence 26225 Valley View Avenue, Carmel, California," (LIB120408) prepared by Grice Engineering, Inc., Salinas, CA, October 15, 2012.

All development shall be in accordance with this report." (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits:
Proof of recordation of this notice shall be furnished to the RMA - Planning Department.

Prior to Occupancy:
Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on March 14, 2016, unless use of the property or actual construction has begun within this period. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The applicant shall obtain a valid grading or building permit and-or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

9. PD035 - UTILITIES - UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)

Compliance or Monitoring Action to be Performed: Ongoing:
Install and maintain utility and distribution lines underground.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: Building

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

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

Prior to the foundation pre-pour inspection:

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

Prior to the final inspection:

3) 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.

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.

12. PW0005 - ENCROACHMENT (STD DRIVEWAY)

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Valley View Ave.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance, Owner/Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible in obtaining all permits and environmental clearances.

13. 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.

14. 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.

15. 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.

Project Description

THIS PROJECT PROVIDES THE GRADING OF AN EXISTING SINGLE FAMILY OIL SOIL SQUARE FOOT DWELLING AND DETACHED 1.8 SQUARE FOOT GARAGE. THE NEW CONSTRUCTION OF A NEW 7,100 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 344 SQUARE FOOT GARAGE. THE PROPOSED NEW CONSTRUCTION WILL INCLUDE NEW PLASTER, STONE, AND LANDSCAPE WALLS, STAMPA CONCRETE DRIVE AND ASPHALT DRIVEWAY. THE PROPOSED NEW CONSTRUCTION WILL BE CONSTRUCTED TO THE EXISTING PROPERTY LINE. THE PROPOSED NEW CONSTRUCTION WILL BE CONSTRUCTED TO THE EXISTING PROPERTY LINE. THE PROPOSED NEW CONSTRUCTION WILL BE CONSTRUCTED TO THE EXISTING PROPERTY LINE.

Project Data

OWNER: SHAHIN SHARITZADEH & SHERIENE SAADATI
ADDRESS: 26225 VALLEY VIEW AVENUE, CARMEL, CA 95008
PROJECT NO.: 17-03
DATE: 11/15/2012
PROJECT LOCATION: 26225 VALLEY VIEW AVENUE, CARMEL, CA 95008
PROJECT TYPE: RESIDENTIAL
PROPOSED PROJECT: NEW CONSTRUCTION OF A NEW 7,100 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 344 SQUARE FOOT GARAGE.

CONSTRUCTION TYPE	TYPE IN	CONCRETE	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED
PROPOSED PROJECT	CONCRETE	1	0	0	0	0	0
PROPOSED PROJECT	UNCOVERED	0	1	0	0	0	0
PROPOSED PROJECT	COVERED	0	0	1	0	0	0
PROPOSED PROJECT	UNCOVERED	0	0	0	1	0	0
PROPOSED PROJECT	COVERED	0	0	0	0	1	0
PROPOSED PROJECT	UNCOVERED	0	0	0	0	0	1

Grade Tabulation

GRADE	TYPE	AREA (SQ. FT.)
EXISTING	CONCRETE	1,000
EXISTING	UNCOVERED	2,000
EXISTING	COVERED	3,000
EXISTING	UNCOVERED	4,000
EXISTING	COVERED	5,000
EXISTING	UNCOVERED	6,000
EXISTING	COVERED	7,000
EXISTING	UNCOVERED	8,000
EXISTING	COVERED	9,000
EXISTING	UNCOVERED	10,000

Code Tabulation

CODE	DESCRIPTION	AREA (SQ. FT.)
3010	CALIFORNIA RESIDENTIAL CODE (CRC)	1,000
3020	CALIFORNIA RESIDENTIAL CODE (CRC)	2,000
3030	CALIFORNIA RESIDENTIAL CODE (CRC)	3,000
3040	CALIFORNIA RESIDENTIAL CODE (CRC)	4,000
3050	CALIFORNIA RESIDENTIAL CODE (CRC)	5,000
3060	CALIFORNIA RESIDENTIAL CODE (CRC)	6,000
3070	CALIFORNIA RESIDENTIAL CODE (CRC)	7,000
3080	CALIFORNIA RESIDENTIAL CODE (CRC)	8,000
3090	CALIFORNIA RESIDENTIAL CODE (CRC)	9,000
3100	CALIFORNIA RESIDENTIAL CODE (CRC)	10,000

Project Location



Overall Site Plan



GRAPHIC SCALE
 1 inch = 8 ft.

SITE NOTES:
 1. LANDSCAPING SHALL BE PERFORMED TO COMPLETE THE PROJECT AND TO PROTECT THE EXISTING AND PROPOSED CONSTRUCTION FROM EROSION AND WEAR.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE (CRC) AND THE CALIFORNIA BUILDING CODE (CBC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE (CRC) AND THE CALIFORNIA BUILDING CODE (CBC).
 4. THE FOLLOWING SERVICES ARE PROVIDED TO THE PROJECT:
 WATER SERVICE: CALIFORNIA AMERICAN WATER
 SEWER SERVICE: CALIFORNIA AMERICAN WATER
 TELEPHONE SERVICE: SELECTED BY OWNER

Revisions

NO.	DATE	DESCRIPTION
1	11/15/2012	ISSUED FOR PERMIT

Project Data

OWNER: SHAHIN SHARITZADEH & SHERIENE SAADATI
ADDRESS: 26225 VALLEY VIEW AVENUE, CARMEL, CA 95008
PROJECT NO.: 17-03
DATE: 11/15/2012
PROJECT LOCATION: 26225 VALLEY VIEW AVENUE, CARMEL, CA 95008
PROJECT TYPE: RESIDENTIAL
PROPOSED PROJECT: NEW CONSTRUCTION OF A NEW 7,100 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 344 SQUARE FOOT GARAGE.

CONSTRUCTION TYPE	TYPE IN	CONCRETE	UNCOVERED	COVERED	UNCOVERED	COVERED	UNCOVERED
PROPOSED PROJECT	CONCRETE	1	0	0	0	0	0
PROPOSED PROJECT	UNCOVERED	0	1	0	0	0	0
PROPOSED PROJECT	COVERED	0	0	1	0	0	0
PROPOSED PROJECT	UNCOVERED	0	0	0	1	0	0
PROPOSED PROJECT	COVERED	0	0	0	0	1	0
PROPOSED PROJECT	UNCOVERED	0	0	0	0	0	1

Grade Tabulation

GRADE	TYPE	AREA (SQ. FT.)
EXISTING	CONCRETE	1,000
EXISTING	UNCOVERED	2,000
EXISTING	COVERED	3,000
EXISTING	UNCOVERED	4,000
EXISTING	COVERED	5,000
EXISTING	UNCOVERED	6,000
EXISTING	COVERED	7,000
EXISTING	UNCOVERED	8,000
EXISTING	COVERED	9,000
EXISTING	UNCOVERED	10,000

Code Tabulation

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3070	CALIFORNIA RESIDENTIAL CODE (CRC)	7,000
3080	CALIFORNIA RESIDENTIAL CODE (CRC)	8,000
3090	CALIFORNIA RESIDENTIAL CODE (CRC)	9,000
3100	CALIFORNIA RESIDENTIAL CODE (CRC)	10,000

Project Location



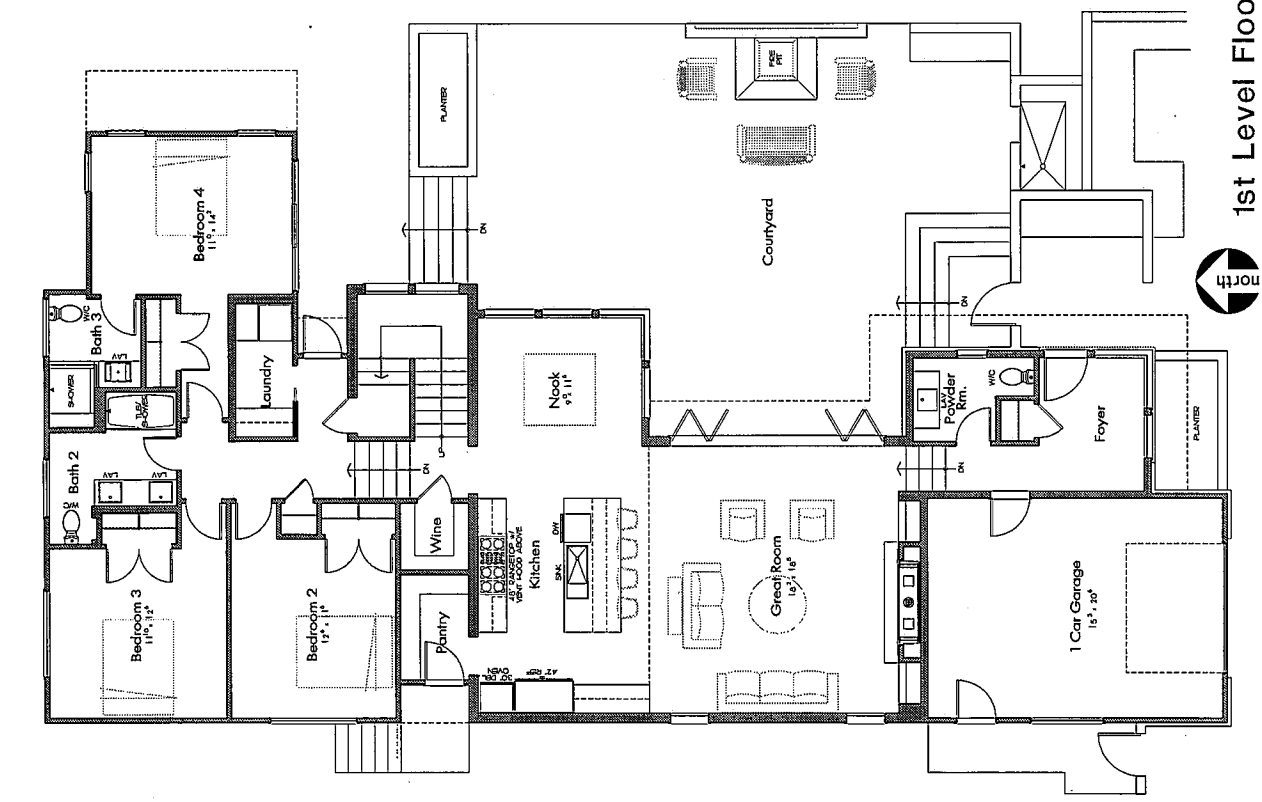
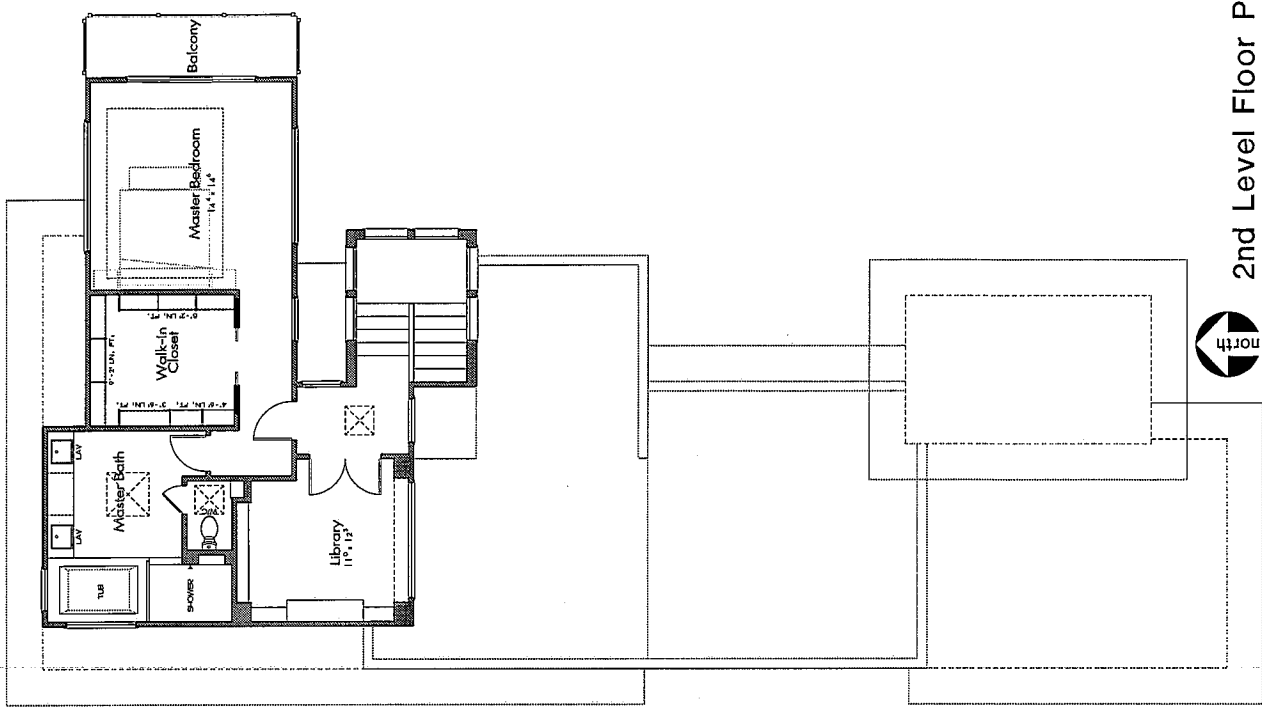
Overall Site Plan



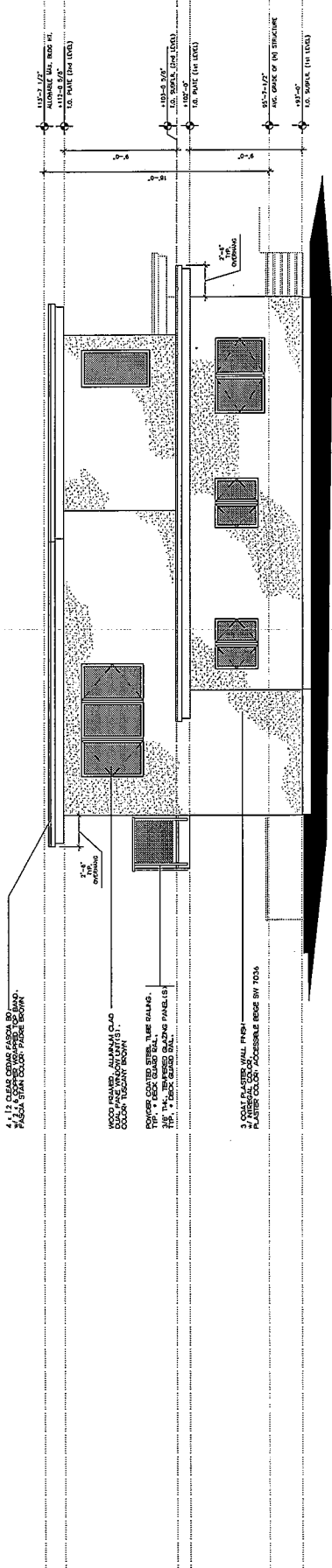
GRAPHIC SCALE
 1 inch = 8 ft.

SITE NOTES:
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 4. THE FOLLOWING SERVICES ARE PROVIDED TO THE PROJECT:
 WATER SERVICE: CALIFORNIA AMERICAN WATER
 SEWER SERVICE: CALIFORNIA AMERICAN WATER
 TELEPHONE SERVICE: SELECTED BY OWNER

a proposed single family dwelling for:



East Exterior Elevation
 SCALE: 1/4" = 1'-0"



North Exterior Elevation
 SCALE: 1/4" = 1'-0"

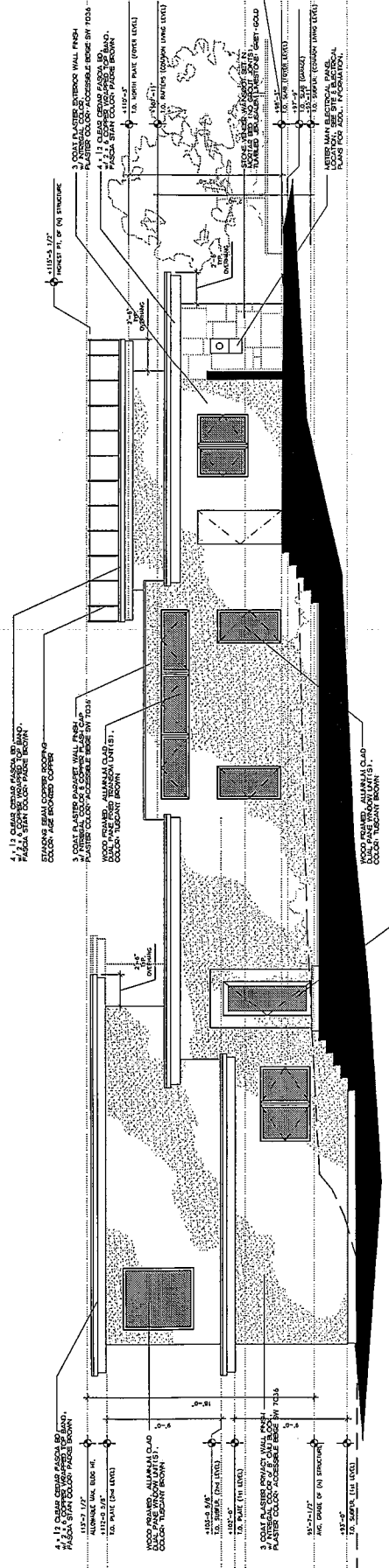


EXHIBIT D
Vicinity Map

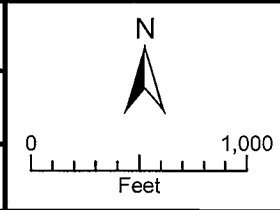
CARMEL AREA



APPLICANT: SHARIFZADEH

APN: 009-403-014-000 FILE # PLN120561

Water 2500' Limit 300' Limit City Limits



PLANNER: MASON

EXHIBIT E

LUAC Meeting Minutes
Public Correspondence

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, December 3, 2012

1. Meeting called to order by Peter Davis at 4:04 pm

2. Roll Call

Members Present: Mike Hirst, Don Wald, Jack Meheen, Adam Jeselnick
Barbara Rainer, Peter Davis (b)

Members Absent: ~~Adam Jeselnick~~, ~~Ø~~

3. Approval of Minutes:

a. September 4, 2012 minutes

Motion: Jack Meheen (LUAC Member's Name)

Second: Don Wald. (LUAC Member's Name)

Ayes: Pete Davis, Jack Meheen, Don Wald, Adam Jeselnick

Noes: None

Absent: Barbara Rainer

Abstain: Mike Hirst

b. November 5, 2012 minutes

Motion: Jack Meheen (LUAC Member's Name)

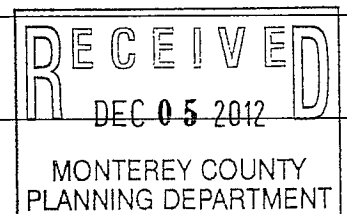
Second: Don Wald. (LUAC Member's Name)

Ayes: Pete Davis, Jack Meheen, Don Wald, Adam Jeselnick

Noes: None

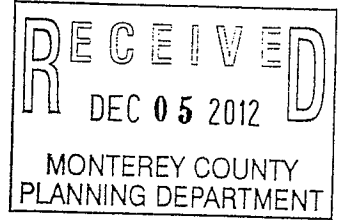
Absent: Barbara Rainer

Abstain: Mike Hirst.



Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: **December 3, 2012**

Project Title: SHARIFZADEH SHAHIN TR
File Number: PLN120561
File Type: ZA
Planner: MASON
Location: 26225 VALLEY VIEW AVE CARMEL

Project Description:

Combined Development to consist of 1) a Coastal Administrative Permit and a Design Approval for the demolition of a 1,014 square foot one-story single family dwelling and a 418 square foot detached guest house; and the construction of a 2,704 square foot two-story single family dwelling with a 344 square foot attached garage, an 84 square foot second story balcony, a 99 square foot courtyard with a wood gate, an outdoor shower and firepit; and 2) a Coastal Administrative Permit for parking within the required front setback; 3) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and grading to consist of approximately 150 cubic yards of cut and 50 cubic yards of fill. The property is located at 26225 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-014-000), Carmel Area Land Use Plan, Coastal Zone.

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

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Barney Scollan 26238 Carmelo St	✓		Lives behind house, concerned about light view, privacy being affected.
David & Caroline Werner 26246 Carmelo St.	✓		SW of proposed home. Concerned about 2nd story intruding on privacy of their bedroom (master) and patio.
Lisa Talley Dear 26276 Camino Real	✓		Project owner's realtor. The Sharifzadeh family tried hard to accommodate neighbor's.
Susie Pearson 26241 Valley View Ave	✓		Privacy of garden w/ second story being built.

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)
Large wall at back of house	-	go down into earth to reduce height of back wall
Visual impact of 2nd story		Landscape plan should involve planting to block view of back of house.
Color of plaster		change to a darker white.

ADDITIONAL LUAC COMMENTS

- Landscape plan to provide planting at east side of house
- use earth tones (darker) color of plaster
→ reduce glare to neighbor's homes.
- Use down cast lighting

RECOMMENDATION:

Motion by: Adam Jeselnick (LUAC Member's Name)

Second by: Jack Mehean (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

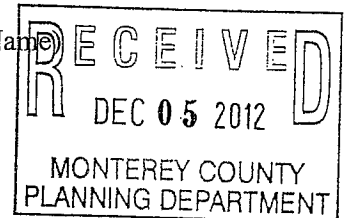
Continued to what date: _____

AYES: Mike Hirst, Pete Davis, Adam Jeselnick, Barbara Palmer, Jack Mehean

NOES: Don Wald

ABSENT: None

ABSTAIN: None



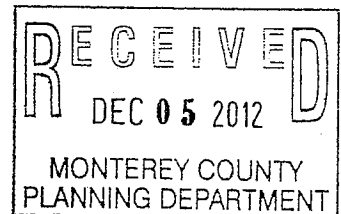
PUBLIC SIGN-IN SHEET
CARMEL HIGHLANDS LUAC 12/3/12

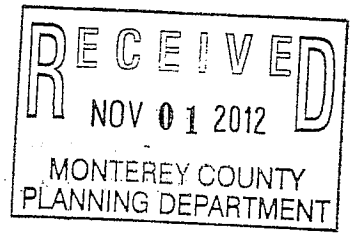
BARNEY SCOLLON 26235 CARMENO ST.

DAVID + CAROLINE WERNER 26246 CARMENO ST.

Lisa Talley Dean 26276 Camino Real, Carmel, CA

Julie Pearson 26241 Valley View Ave Carmel CA





10/23/12

Shahin Sharifzadeh
123 Stanford Ave
Menlo Park, Ca.
94025

Dear Mr. Sharifzadeh,

We are full time residents who live directly behind your property on Valley View and wish to thank you for having your architect, Teri Takikawa, contact us and review the plans for your new vacation home.

As you might expect, we and our neighbors were concerned about the impact of your project on our adjacent properties. Unfortunately, upon seeing your proposed plans, our concerns seem to be justified.

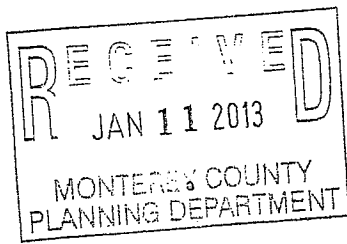
Because our house is set some five feet below your lot, the proposed rear wall of your new house will rise over our now bright and sunny kitchen, bathroom, family room and 2 patios by some 25 feet, greatly reducing our light, views of trees and sky, privacy, and property value.

We have raised our family here and have spent a great deal of time, energy, and expense improving our home over the last thirty years. We enjoy living here very much. To suddenly have a towering flat wall appear outside every window in the six rooms on the West side of our home is not only very unattractive, but alarming and unacceptable.

I fully understand your wish to have a house in this beautiful part of the world and we welcome you and your family as neighbors, but we also strongly request that you find a way to alter you plans a bit to lessen your building's impact on our home and daily lives.

Sincerely,
Patty and Barney Scollan

Cc: Teri Takikawa
Cynthia Bettencourt



Holiday Dapper & Jeb Bailey
26221 Valley View Avenue
Carmel, CA 93923

Dear Mr. Mason,

I am writing to express our concerns concerning the proposed residential project at 26225 Valley View Avenue (File Number: PLN120561). Our home is immediately adjacent to the north of the site.

While we truly understand the desire and right of the property owners to improve their property, we are hoping that some consideration might be given here at the design phase to mitigate some of the negative impact the project is likely to have on our own property and about which the project planners may be unaware.

The most significant of these is the complete loss of the view of the mountains to the south. But perhaps even more important, because the plans indicate a two-story structure to begin at the northeast end of the property line and to run right along the fence that separates our properties just at the allowed setback, we expect the loss of natural afternoon sunlight in up to 85% of our back yard, leaving it largely in shadow. This particularly reduces the enjoyment of our property in that our home is oriented toward the back, with the back yard as its focal point.

While we are also concerned about privacy, with second story windows looking directly into our yard and back windows, we are hoping that adequate landscaping and respectful lighting choices can soften this.

We are not architects, and so do not propose to know the correct solutions to these problems, but perhaps a reorientation of the project away from the lot perimeter in a more south-westerly direction, movement of the proposed second story in a more south-westerly direction, or a variance to allow more development of the total lot square footage to eliminate the need for a second story entirely, are possible avenues. We favor the last solution, and would support it.

In any case, we appreciate any consideration that may be given. Please feel free to contact me at (323) 377-6957 or (818) 942-0339 x150.

Sincerely,

Holiday Dapper