



STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: September 24, 2013

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235.
bernell@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Wanda Hickman, Planning Services Manager; The Open Monterey Project; Land Watch; William and Victoria Yakobovich, Property Owner; Craig Monaghan Agent/Representative; Project File PLN130605

Re: William and Victoria Yakobovich (PLN130605)

Location: Assessor's Parcel Number: 259-092-082-000
8325 Tres Paraiso, Carmel
Greater Monterey Peninsula Land Use Area Plan

Design Approval to allow a 3,350 square foot one-story single family dwelling with an 310 square foot attached guest house, a 678 square foot attached two-car garage, a 787 square foot attached covered patio, a 400 square foot loggia/trellis, a swimming pool, a 46 square foot spa, a 51 square foot wet deck, two exterior showers, 426 linear feet of retaining walls, a new driveway, and grading (approximately 820 cubic yard of fill and 820 cubic yard of cut). The property is located within Canada Woods North Phase II.

Materials and colors of the proposed single family dwelling consist of stucco (medium tan), wood (cedar and mahogany) and Carmel Stone façade with concrete columns. The loggias and canopies are proposed as a PV Glass Blue with Steel Trellis painted Dark Brown. The roof will be a Gravel Butterfly style with Brown stones.

The project was referred to the Greater Monterey Land Use Advisory Committee (LUAC) on September 18, 2013 for recommendations. The LUAC approved the project as proposed by a vote of 3-0, 2 absent with the following recommendations: (1) that the fire management plan get intergraded with the building permit and (2) that site plan show the location of the propane tank. The applicant representative has indicated that a propane tank is not proposed. Also the fire management plan is already a component of the application. Therefore it's not necessary to condition the Design Approval for these recommendations.

The Yakobovich project as described above is consistent with the policies of the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan and regulation of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

PLN130605 Yakobovich

Attachments: Exhibit A Project Data Sheet
Exhibit B Recommended Conditions of Approval
Exhibit C Site Plan, Floor Plans, and Elevations
Exhibit D Vicinity Map
Exhibit E Greater Monterey Peninsula LUAC Minutes
Exhibit F Design Approval Request Form

This report was reviewed by Wanda Hickman, Planning Manager. wak

EXHIBIT A

Project Information for PLN130605

Application Name: Yakobovich William N & Yakobovich Victoria L
Location: 8325 Tres Paraiso, Carmel
Applicable Plan: Greater Monterey Peninsula
Primary APN: 259-092-082-000
Advisory Committee: Greater Monterey Peninsula Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884): 11/26/2013
Environmental Status: Categorical Exemption
Zoning: RDR/10-UR-D
Land Use Designation: Residential - Rural Density
5 Acres+/Unit

Project Site Data:

Lot Size: 441698
Coverage Allowed: B.E
Existing Structures (sf): 0
Coverage Proposed: B.E
Proposed Structures (sf): 5622
Height Allowed: 30
Total Sq. Ft.: 5622
Height Proposed: 16
FAR Allowed: n/a
Special Setbacks on Parcel:
FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: VI|IV|UNDETERMINED
Soils Report #: N/A
Erosion Hazard Zone: High
Biological Report #: N/A
Fire Hazard Zone: High
Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)
Geologic Report #: N/A
Archaeological Sensitivity: moderate
Archaeological Report #: EIR
Visual Sensitivity: None
Traffic Report #: N/A

Other Information:

Water Source: Canada Woods Water Company
Grading (cubic yds.): 820
Water Purveyor: N/A
Sewage Disposal (method): septic
Fire District: Monterey County Regional FPD
Sewer District Name: N/A
Tree Removal: 0

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130605

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Design Approval (PLN130605) to allow 3,660 square foot one-story single family dwelling with an 678 square foot attached two-car garage, 787 square foot attached covered patio, 400 square foot loggia (trellis), pool, 46 square foot spa, 51 square foot wet deck, two exterior showers and 426 linear feet of retaining walls, Grading approximately 820 cubic yard of fill and 820 cubic yard of cut, and new driveway with in building envelope; The property is located at 8325 Tres Paraiso, Carmel (Assessor's Parcel Number 259-092-082-000), Greater Monterey Peninsula Area 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 RMA - Planning. 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)

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 Permit Approval Notice. This notice shall state: "A Design Approval (Resolution Number 130605) was approved by Zoning Administrator for Assessor's Parcel Number 259-092-082-000 on October 10, 2013. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

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 RMA - Planning. 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. 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning 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, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, 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.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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 Monterey County RMA - Planning.

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

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

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

7. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

8. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to RMA-Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

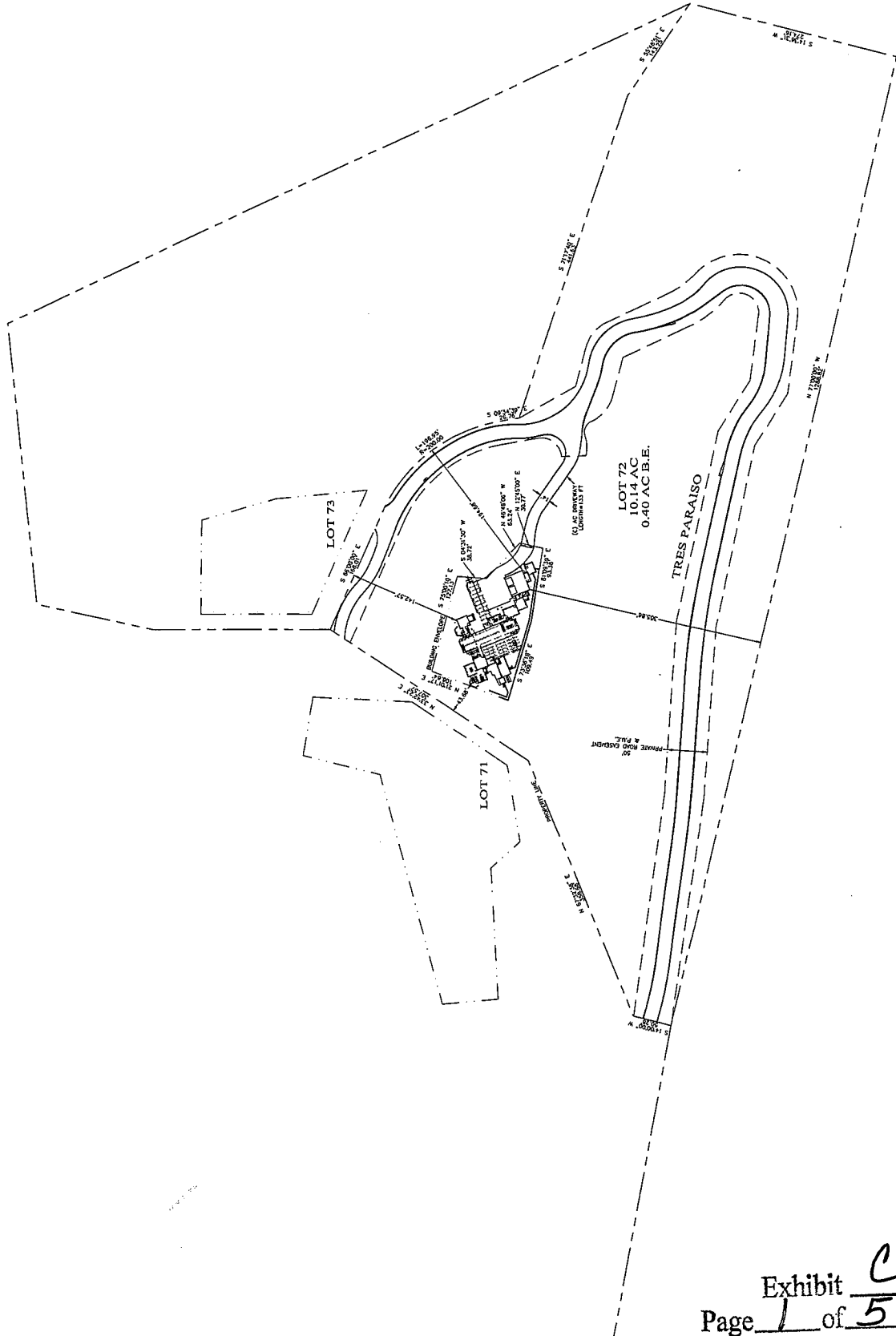
EXHIBIT C

OVERALL SITE PLAN

YAKOVLEVICH RESIDENCE
LOT 72 THAMA
8325 TRES PARAISSO
LAKE OSWEGO, OR 97035
CARMEL, CALIFORNIA 93923
PHN 259-092-082

CRAIG MONAGHAN, ARCHITECT
4322 LOWER DR
LAKE OSWEGO, OR 97035
503 522-9000
MONAGHAN.CRAIG@GMAIL.COM

DATE: 6/13/2013
SCALE: 1" = 40'-0"
SHEET: **AO.1**



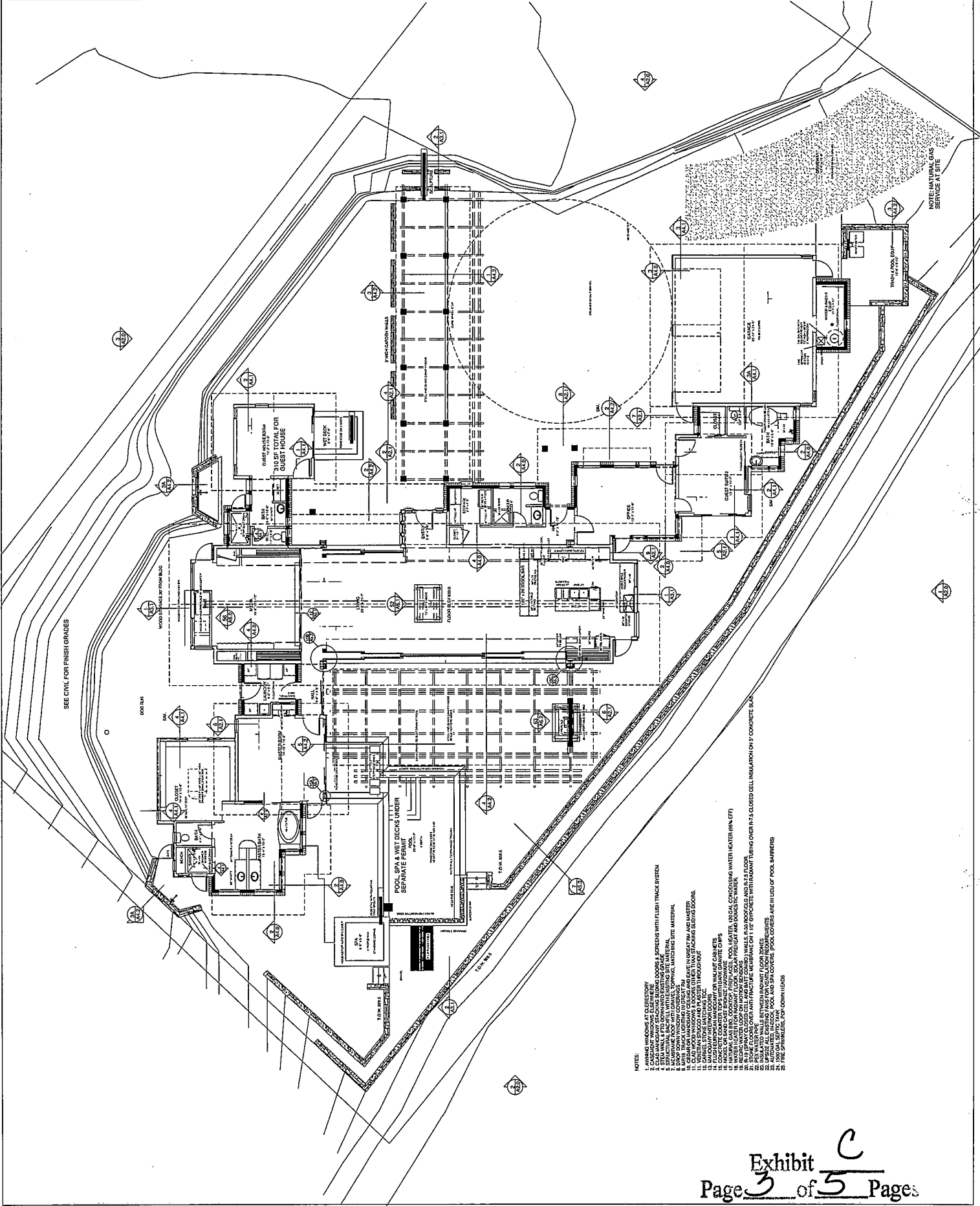
NO.	DESCRIPTION	BY	DATE

FLOOR PLAN: L x W WITH TARGETS

YAKOVICH RESIDENCE
 LOT 72 TEHAMA
 8325 TRES PARASO
 CARMEL, CALIFORNIA 93923
 APN 259-092-082

CRAIG MONAGHAN ARCHITECT
 4522 LOWER DR
 LAKE OSWEGO, OR 97035
 MONAGHAN.CRAIG@GMAIL.COM
 503 522-9000

DATE: 9/27/2013
 SCALE: 3/16" = 1'-0"
 SHEET: A1.0



NOTE: NATURAL GAS SERVICE AT SITE

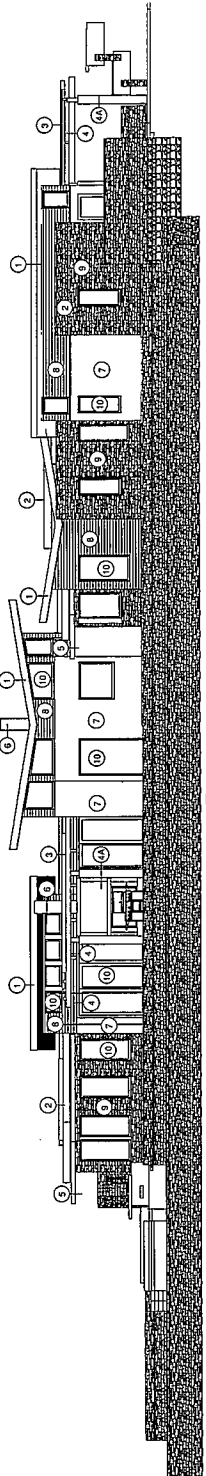
SEE CIVIL FOR FINISH GRADES

- NOTES:
1. WINDOWS TO CEILING
 2. CASSETTE WINDOWS CLEARANCE
 3. SIDER WALLS TO DOWNWARD CEILING
 4. ALUMINUM FRAME DOOR WITH GRAB BAR, SUPPLY LATCHING SITE MATERIAL
 5. LATH TRUCK LATHING TO CEILING
 6. GLASS WOOD WINDOWS & DOORS OTHER THAN STAIRS SLIDING DOORS
 7. CARPENTRY STONE/BRICK/CONCRETE THROUGHOUT
 8. 1/2" ALUMINUM FRAME DOOR OR WALKER CABINETS
 9. 1/2" ALUMINUM FRAME DOOR OR WALKER CABINETS
 10. NICKEL OR SAND CAST BRASS (UPGRADE) WIRE DIPS
 11. WOOD TRIM TO MATCH EXISTING
 12. WATER TIGHT FOR WALKER FLOOR, SOLAR PROTECTANT AND DOMESTIC WATER
 13. WALKER FLOOR TO MATCH EXISTING
 14. WALKER FLOOR TO MATCH EXISTING
 15. WALKER FLOOR TO MATCH EXISTING
 16. WALKER FLOOR TO MATCH EXISTING
 17. WALKER FLOOR TO MATCH EXISTING
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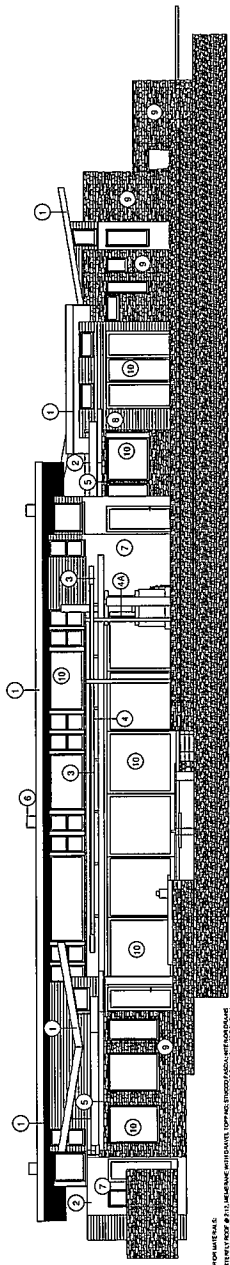
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4522 LOWER DR
LAKE OSWEGO, OR 97035
MONAGHAN.CRM1@GMAIL.COM

YAKOVICH RESIDENCE
LOT 72 TEHAMA
8325 TRES PARADISO
CARMEL, CALIFORNIA 93923
APN 259-092-082

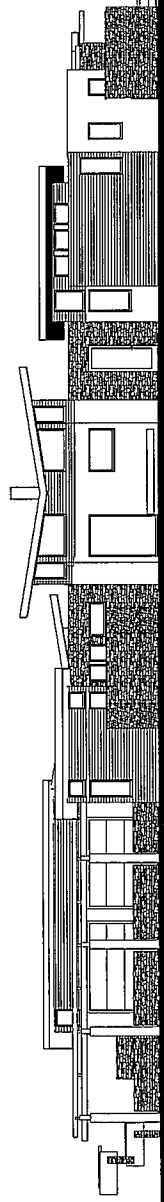
ELEVATIONS



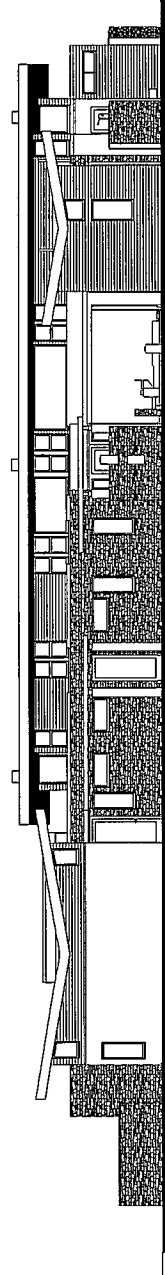
1 SOUTH ELEVATION
A2.0



2 WEST ELEVATION
A2.0



3 NORTH ELEVATION
A2.0



4 EAST ELEVATION
A2.0

PERFORMANCE:
1. ALL WALLS AND CEILING SHALL BE FINISHED WITH BRICK OR STONE.
2. ALL ROOFS SHALL BE FINISHED WITH ASBESTOS FREE SHINGLES.
3. ALL ROOF GUTTERS SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
4. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
5. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
6. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
7. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
8. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
9. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.
10. ALL ROOF FLASHING SHALL BE FINISHED WITH BRASS OR BRASS COLORED ALUMINUM.

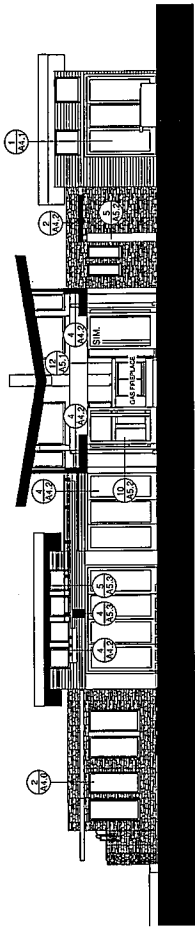
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ELEVATIONS AND SECTIONS

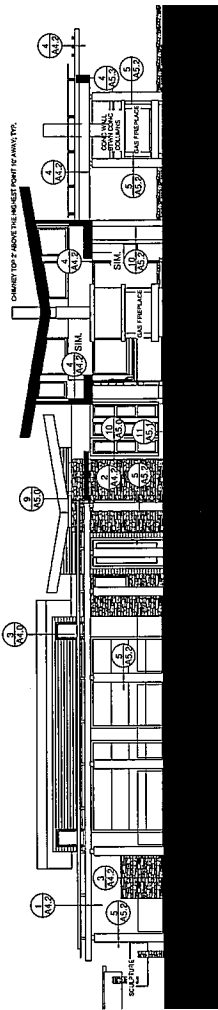
YAKOVICH RESIDENCE
 LOT 72 TEHAMA
 8325 TRES PARADISO
 CARMEL, CALIFORNIA 93923
 APN 259-092-082

CRAIG MONAGHAN, ARCHITECT
 MONAGHAN.CRM@GMAIL.COM
 503 522-9000
 LAKE OSWEGO, OR 97035

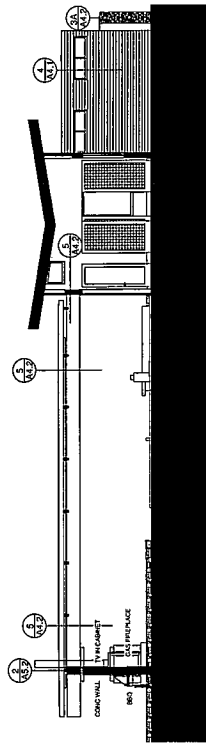
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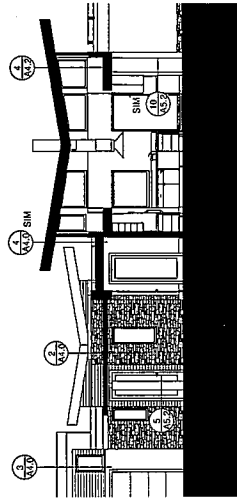
2 SECTION THROUGH GREAT ROOM LOOKING NORTH



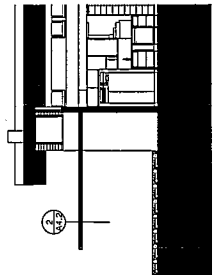
4 SECTION THROUGH GREAT ROOM LOOKING SOUTH



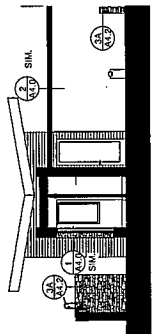
6 SECTION THROUGH MASTER LOOKING WEST



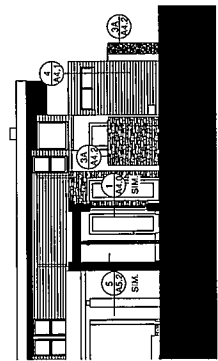
8 OFFICE AT ALCOVE ENTRY



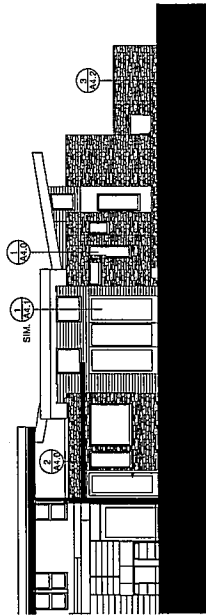
9 ELEVATION AT KITCHEN NORTH



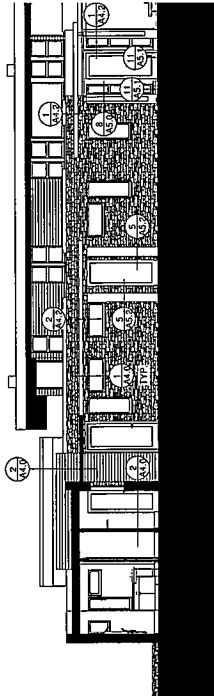
1 GUEST SUITE 2 WEST ELEVATION



3 SECTION AT GUEST SUITE 2 BATH LOOKING WEST



5 OFFICE WEST ELEVATION



7 SECTION AT GUEST SUITE 3 BATH

MONTEREY

GREATER MONTEREY PENINSULA

YORK RD

68

VIA MALPASO

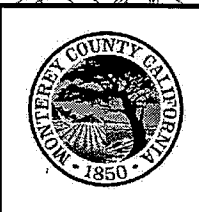
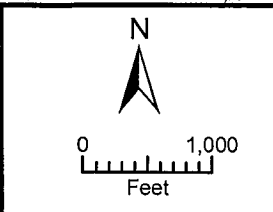
TRES PARAISO

PROJECT SITE

APPLICANT: YAKOBIVICH

APN: 259-092-082-000 **FILE #** PLN130605

2500' Limit
 300' Limit
 Water
 City Limits



MINUTES

Greater Monterey Peninsula Land Use Advisory Committee
Wednesday, September 18, 2013

1. Site visit at 2:30 PM at 8325 TRES PARAISO CARMEL [YAKOBOVICH]

ATTENDEES: Ron DeHoff, TAMARA HARRIS,
Phil Smith, Victoria Yakobovich, Craig
Monahan

2. Roll Call

Members Present: Ron DeHoff, Tamara Harris, Phil Smith (E)

Members Absent: Darlene Berry / Joy Jacobs (2)

3. Approval of Minutes:

A. August 21, 2013 minutes

(only 2 voting members present)

Motion: _____ (LUAC Member's Name) for minutes

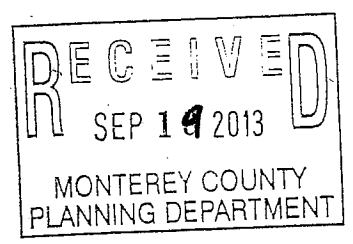
Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

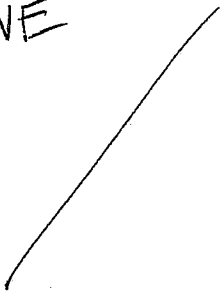
Absent: _____

Abstain: _____



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

NONE



5. **Scheduled Item(s)**

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

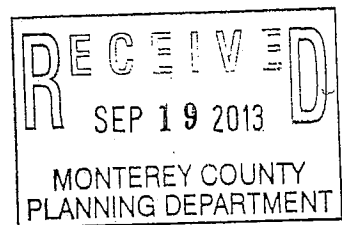
NONE

B) Announcements

NONE

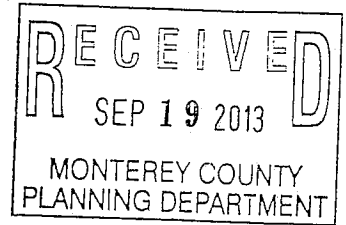
7. Meeting Adjourned: 4:30 pm

Minutes taken by: Tamara Harris



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: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **September 18, 2013**

Project Title: YAKOBOVICH WILLIAM N & YAKOBOVICH VICTORIA L

File Number: PLN130605

File Type: ZA

Planner: BERNAL

Location: 8325 TRES PARAISO CARMEL

Project Description:

Design Approval to allow 3,660 square foot one-story single family dwelling with an 678 square foot attached two-car garage, 787 square foot attached covered patio, 400 square foot loggia, pool, 46 square foot spa, 51 square foot wet deck, approximately 820 cubic yard of fill and 820 cubic yard of cut, and driveway. The property is located at 8325 Tres Paraiso, Carmel (Assessor's Parcel Number 259-092-082-000), Tehama Phase 1, Greater Monterey Peninsula Area Plan.

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

Architect Craig Monaghan

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

PUBLIC COMMENT:

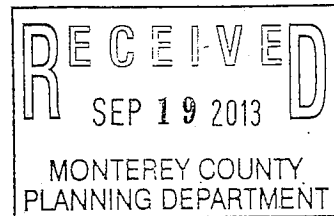
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Craig Monaghan		✓	
Victoria Yakobovich			owner - present at site visit
Brndie Beach		✓	Tehama liason at site visit

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)
fire safety		review of vegetation + field management plan
show propane tank on drawings		is carried over in the review

ADDITIONAL LUAC COMMENTS

NONE



RECOMMENDATION:

Motion by: Phil Smith (LUAC Member's Name)

Second by: Tamara Harris (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 2 (Berry, Jacobs)

ABSTAIN: 0



MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT

168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
<http://www.co.monterey.ca.us/planning>

DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 259-092-082
PROJECT ADDRESS: 8325 TRES PARADIS
PROPERTY OWNER: YAKOVICH Telephone: 831 594-3399
Address: 8325 TRES PARADIS Fax: _____
City/State/Zip: CARMEL, CA 93923 Email: YAKOVICH@AOL.COM
APPLICANT: SOME AS BELOW Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____
AGENT: CRAIG MONAGHAN, ARCHITECT Telephone: 503 522-9000
Address: 4522 LOWER DRIVE Fax: _____
City/State/Zip: LAKE OSWEGO OR 97035 Email: MONAGHAN.CRAIG@GMAIL.COM

Mail Notices to: Owner Applicant Agent
(Check only one)

PROJECT DESCRIPTION: Scope of work: New 3,283 S.F., 1 story, single family residence with 678 S.F. garage, 80 S.F. Loggia & 714 S.F. covered patio on vacant land. (Pool, spa and wet decks under separate permit.)

MATERIALS TO BE USED: CARMEL STONE, STUCCO, CEDAR & MAHOGANY - SEE DRAWGS
COLORS TO BE USED: CARMEL STONE, MED. TAN STUCCO, CEDAR & MAHOGANY

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit 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. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 8/21/13

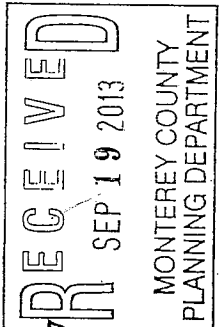
FOR DEPARTMENT USE ONLY

ZONING: RDR-10-118-D
GENERAL/AREA PLAN: Greater Density of Dwelling
ADVISORY COMMITTEE: _____
RELATED PERMITS: _____
PLANNER: _____
LUAC REFERRAL: YES NO
DOES THIS CORRECT A VIOLATION? YES NO
WITHIN ARCH BUFFER ZONE? YES NO
ON SEPTIC SYSTEM? (REFER TO EHB) YES NO
DECISION: ADMINISTRATIVE PUBLIC HEARING
LEGAL LOT: Agenda Item 11.0 YES NO
GIVEN OUT BY: Ruby Perini DATE: 8/20/2013
ACCEPTED BY: _____ DATE: _____
COMMENTS: _____

ADVISORY COMMITTEE RECOMMENDATION
 APPROVAL DENIAL
For: 3 Against: 0 Abstain: 0 Absent: 2
Was the Applicant Present? YES NO
Recommended Changes: See minutes
Signature: Tamara Hume
Date: Sept 18, 2013

APPROPRIATE AUTHORITY: DIRECTOR OF PLANNING ZONING ADMINISTRATOR PLANNING COMMISSION
ACTION: APPROVED DENIED

CONDITIONS: _____
APPROVED BY: _____ DATE: _____
PROCESSED BY: _____ DATE: _____
COPY TO APPLICANT: IN PERSON OR MAILED DATE: _____



From [Signature] LWT



GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR DESIGN APPROVALS (Inland Only)

To be completed by Applicants

LAND USE DESIGNATION: AREA PLAN: <input type="checkbox"/> Cachagua Area Plan <input type="checkbox"/> Carmel Valley Master Plan <input type="checkbox"/> Central Salinas Valley Area Plan <input type="checkbox"/> Fort Ord Master Plan <input checked="" type="checkbox"/> Greater Monterey Peninsula Area Plan <input type="checkbox"/> Greater Salinas Area Plan <input type="checkbox"/> North County Area Plan <input type="checkbox"/> South County Area Plan <input type="checkbox"/> Toro Area Plan <input type="checkbox"/> Agriculture & Winery Corridor Plan	APN: 259-092-082	PLANNING NUMBER: PROJECT DESCRIPTION: 1 STORY NEW, SINGLE FAMILY RESIDENCE ON VACANT LAND.
--	-------------------------	--

	The project is for: <input checked="" type="checkbox"/> Residential use <input type="checkbox"/> Commercial use <input type="checkbox"/> Agricultural use <input type="checkbox"/> Public or Quasi-Public use <input type="checkbox"/> Industrial use
<input type="checkbox"/> Yes <input type="checkbox"/> No	The project proposes a cell-site, telcom (digital) communication facility/site?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the construction of a new structure?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures? If "yes", describe
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes demolition work? If "yes", describe
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the use of roofing materials that are different in type and/or color from the original materials?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes historical structure or a structure more than fifty (50) years old?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes an accessory structure(s)? If "yes", describe:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit? <input type="checkbox"/> Private property <input type="checkbox"/> Park installation (mobile home park)
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project includes retaining walls?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project involves new, change or modifications to existing utilities and/or power lines?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project is change or modification to an approved application.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose a lot line adjustment or subdivision?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located near an incorporated area (City)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Community Area or Rural Center?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is the project located within 1/4 mile of a public airport?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this the first residence on a property?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose a secondary unit?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would native vegetation be removed with this project?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project includes grading, dirt importation, dirt removal, and/or drainage changes.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would the project be connected to an existing well or private water system?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is associated with a new or improvements to a water system. water system _____ number of connections _____
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the project include a new individual or existing wastewater system (e.g. septic)?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?
<input type="checkbox"/> Yes <input type="checkbox"/> No	Does the project propose development on slopes over 25%?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project 50 feet from a bluff?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project include cultivation of land that is currently not cultivated?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose non-agricultural uses adjacent to agricultural uses?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within the winery corridor?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Would any portion of the proposed development be visible from a public road, designated vista point, or public park? If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project propose or require affordable housing?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Does the project require a General Plan Amendment?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Special Treatment Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the project located within a Study Area?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves or includes an existing or proposed trail or easement.

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature: *Craig Montaghan* Date: 8/21/13
 Print Name: CRAG MONTAGHAN