

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 26, 2014	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a new 1,938 square foot residential addition and interior remodel to an existing residence; 2) a Coastal Development Permit to allow development within 750 feet of a positive archaeological resource; and 3) Design Approval.	
<b>Project Location:</b> 173 Spindrift Road, Carmel	<b>APN:</b> 241-301-014-000
<b>Planning File Number:</b> PLN130706	<b>Owner:</b> Gopalkrishnan & Brenda Venkatesh <b>Agent:</b> Luyen Vu (Eric Miller Architects)
<b>Planning Area:</b> Carmel Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : LDR/1-HR-D(CZ) [Low Density Residential, 1.0 acre per unit with Historic Resources and Design Control Overlays (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301(e) of the CEQA Guidelines.	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project Categorical Exempt per Section 15301(e) of the CEQA Guidelines; and
- 2) Approve PLN130706, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The proposed project requires approval of a Combined Development Permit to allow a new 1,938 square foot residential addition (893 square foot second-story master bedroom addition; 1,010 square foot main level garage addition; 35 square foot elevator addition), 197.5 square foot upper-level deck addition and interior remodel to an existing residence; development within a 750 foot positive archaeological buffer zone; and Design Approval for exterior colors and materials. The property is located at 173 Spindrift Road, Carmel (Assessor's Parcel Number 241-301-014-000) in the Coastal Zone of the County of Monterey (Carmel Land Use Plan).

#### Project Discussion

The subject property is zoned LDR/1-HR-D(CZ) or Low Density Residential, 1 acre per unit, with Historic Resources and Design Control Overlays. This zoning designation is designed for residential development, including the construction of accessory structures. The project involves the approval and issuance of a Design Approval, which is required to comply with the "D" or Design Control Overlay. The materials proposed consist of cream/light-tan painted stucco walls, and large glass panel windows. Proposed colors and materials were selected to match the existing residence.

The property includes a "HR" or Historic Resources zoning overlay. In general, applications within an "HR" zoning designation require referral to the Historic Resources Review Board (HRRB), except those applications solely involving archaeological resources [Monterey County Code (MCC) 20.54.040.A]. This particular property contains the "HR" designation due to its proximity to archaeological resources, not for reasons related to a structure or area of historic, architectural, or engineering significance. Therefore, the project was not reviewed by the HRRB.

The project includes the request for issuance of a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. An archaeological reconnaissance report was prepared for the subject property, which did not identify potential impacts to cultural resources. Therefore, granting of the Coastal Development Permit is warranted. Additionally, a standard condition of approval requiring notification of RMA-Planning should any archeological or cultural resources be discovered during excavation activities (Condition 3) has been included.

The proposed residential addition/remodel is located in an area which complies with all applicable front, side, and rear setbacks. Additionally, the addition/remodel is proposed in a previously disturbed area of the parcel, where minimal grading is required, and no tree removal is required.

#### CEQA

California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts the additions to existing structures that will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The application proposes additional development (remodel/addition) of the first single family dwelling on the site., which is less than 2,500 and it not more than 50% of the existing floor area. No adverse environmental effects were identified during staff review of the development application during site visits on October 22, 2013 and May 18, 2014.

#### Recommendation

Staff recommends that the Zoning Administrator find the project categorically exempt from California Environmental Quality Act (CEQA) Guideline, Section 15303(a) and approve the Combined Development Permit to allow the residential remodel/addition of the subject property.

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

- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Carmel Highlands Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Environmental Health Bureau, Water Resources, and RMA-Planning have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on April 7, 2014. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project involved the potential to raise significant land use issues (aesthetics and neighborhood character). The LUAC recommended approval of the proposed project by a 5-0 vote (1 member absent). A copy of the LUAC minutes is attached to this report (Exhibit D).

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

/S/ David J. R. Mack

David J. R. Mack, Associate Planner  
(831) 755-5096, [mackd@co.monterey.ca.us](mailto:mackd@co.monterey.ca.us)  
June 26, 2014

cc: Front Counter Copy; Zoning Administrator; Carmel Highlands Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John H. Ford, RMA Services Manager; David J. R. Mack, Project Planner; Gopalkrishnan & Brenda Venkatesh, Owner; Eric Miller Architects (Luyen Vu), Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130706

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations.  
Exhibit C Vicinity Map  
Exhibit D Carmel/Carmel Highlands Advisory Committee Minutes

This report was reviewed by *John H. Ford* for John H. Ford, RMA Services Manager.

# EXHIBIT A

## Project Information for PLN130706

**Application Name:** Venkatesh Gopalakrishnan & Brenda A  
**Location:** 173 Spindrift Rd, Carmel  
**Applicable Plan:** Carmel LUP  
**Primary APN:** 241-301-014-000  
**Advisory Committee:** Carmel/Carmel Highlands Advisory Committee  
**Coastal Zone:** Yes  
**Permit Type:** Combined Development Permit  
**Final Action Deadline (884):** 12/30/1899  
**Environmental Status:** To Be Determined  
**Zoning:** LDR/1-HR-D(CZ)  
**Land Use Designation:** Residential - Low Density

### Project Site Data:

**Lot Size:** 44605  
**Existing Structures (sf):** 3775  
**Proposed Structures (sf):** 1938  
**Total Sq. Ft.:** 5713  
**Coverage Allowed:** 15%  
**Coverage Proposed:** 8.8%  
**Height Allowed:** 30  
**Height Proposed:** 19  
**FAR Allowed:** N/A  
**FAR Proposed:** N/A  
**Special Setbacks on Parcel:**

### Resource Zones and Reports:

**Seismic Hazard Zone:** VI|UNDETERMINED  
**Erosion Hazard Zone:** High|Moderate  
**Fire Hazard Zone:** Very High  
**Flood Hazard Zone:** X (unshaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** Highly Sensitive  
**Soils Report #:** N/A  
**Biological Report #:** N/A  
**Forest Management Rpt. #:** N/A  
**Geologic Report #:** N/A  
**Archaeological Report #:** LIB  
**Traffic Report #:** N/A

### Other Information:

**Water Source:** Cal-Am  
**Water Purveyor:** Cal-Am  
**Fire District:** Carmel Highlands FPD  
**Tree Removal:** 0  
**Grading (cubic yds.):** 0  
**Sewage Disposal (method):** Septic  
**Sewer District Name:** N/A

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**GOPALKRISHNAN & BRENDA VENKATESH (PLN130706)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Hearing Body:

- 1) Finding the project / Adopting a / Certifying an Categorically Exempt per Section 15301(e) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a new 1,938 square foot residential addition and interior remodel to an existing residence; 2) a Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) a Design Approval.

[PLN130706, Gopalkrishnan & Brenda Venkatesh, 173 Spindrift Road, Carmel, Carmel Land Use Plan (APN: 241-301-014-000)]

**The Combined Development Permit application (PLN130706) came on for public hearing before the Monterey County Zoning Administrator on June 26, 2014. 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:**       **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a new 1,938 square foot residential addition (893 square foot second-story master bedroom addition; 1,010 square foot main level garage addition; 35 square foot elevator addition), 197.5 square foot upper-level deck addition and interior remodel to an existing residence; 2) a Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) a Design Approval.  
  
          **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130706.
  
2.       **FINDING:**       **CONSISTENCY / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Local Coastal Program (LCP) and other County health, safety, and welfare ordinances related to land use and development. The project is in

conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated. The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) 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 project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Stormwater; Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended by the reviewing departments and agencies have been incorporated as part of the Combined Development Permit.
  - c) The project planner conducted site inspections on October 22, 2013 and May 18, 2014 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use and concluded that it does.
  - d) Based on the LUAC Procedure Guidelines, adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the Carmel Highlands Land Use Advisory Committee (LUAC) because the project had the potential to raise significant land use issues (aesthetics and neighborhood character). The LUAC reviewed the project on April 7, 2014, and recommended approval with requested conditions regarding outdoor lighting, landscape lighting, and stucco wall design, by a 5-0 vote (1 member absent). Standard conditions of approval for exterior lighting and landscaping have been included in the project to address concerns with outdoor and landscape lighting. LUAC minutes are attached to as Exhibit D of the June 26, 2014 Zoning Administrator Staff Report.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130706.

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, Carmel Highlands Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project

will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The property has an existing residence and the project proposes an addition to the existing residence. The Environmental Health Bureau has conditioned the project to require an upgrade to the existing on-site wastewater system (Condition 7).
- c) Staff conducted site inspections on October 22, 2013 and May 18, 2014 to verify that the site is suitable for this use and concluded that it is.
- d) See Finding 1: Project Description 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 and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted site inspections on October 22, 2013 and May 18, 2014 and researched County records to assess if any violation exists on the subject property and concluded that none exist.
  - c) See Finding 1: Project Description Evidence.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts the additions to existing structures that will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
  - b) The application proposes additional development (remodel/addition) of the first single family dwelling on the site, which is less than 2,500 and is not more than 50% of the existing floor area.
  - c) No potential adverse environmental effects were identified during staff review of the development application or during site visits on October 22, 2013 and May 18, 2014.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
  - e) See Finding 1: Project Description Evidence.

6. **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) The subject property is described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Land Use Plan). An existing access trail is directly adjacent to the subject property; this project will not impact the existing access trail.
  - b) No additional access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

c) See preceding Finding 2 and supporting evidence.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
  - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because [the project is located between the sea and the first through public road paralleling the sea.

### **DECISION**

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

- 1. Find the project Categorically Exempt per Section 15301(e) of the CEQA Guidelines;
- 2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a new 1,938 square foot residential addition (893 square foot second-story master bedroom addition; 1,010 square foot main level garage addition; 35 square foot elevator addition), 197.5 square foot upper-level deck addition and interior remodel to an existing residence; 2) a Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) a Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 26th day of June, 2014 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 Monterey County RMA-Planning and RMA-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 RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130706

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:** This Combined Development Permit (PLN130706) allows a 1,860 square foot residential addition (831 square foot second-story master bedroom addition; 197.5 square foot upper-level deck addition; 1,029 square foot main level garage addition) and interior remodel to an existing residence; development within a 750 foot positive archaeological buffer zone; and Design Approval for colors and materials. The property is located at 173 Spindrift Road, Carmel (Assessor's Parcel Number 241-301-014-000), Carmel Land Use 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:** RMA-Planning

**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 241-301-014-000 on June 26, 2014. The permit was granted subject to 9 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** Prior to the issuance of grading and building permits or commencement of use, the  
**Monitoring** Owner/Applicant shall provide proof of recordation of this notice to the RMA -  
**Action to be Performed:** Planning.

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation** If, during the course of construction, cultural, archaeological, historical or  
**Monitoring Measure:** 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** The Owner/Applicant shall adhere to this condition on an on-going basis.  
**Monitoring**

**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 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

**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 lighting source shall be shielded and recessed into the fixture. 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.

#### 5. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** RMA-Planning

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

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 6. PD041 - HEIGHT VERIFICATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services 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 and RMA - Building Services)

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

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

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

## 7. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Environmental Health has determined that the existing septic system is not sized adequately for this project. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, Carmel Highlands OWMP and the Central Coast Basin Plan, Regional Water Quality Control Board.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit. Submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

**8. EHSP02 DEED RESTRICTION FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENT**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a deed restriction with the Monterey County Recorder for parcel 241-301-014-000 with language indicating that an alternative onsite wastewater treatment system may be required for any future repairs of the existing onsite wastewater treatment system on the property. Contact the Environmental Health Bureau (EHB) for the deed restriction form.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permit the property owner shall sign and notarize the completed deed restriction template and submit the draft for review and approval by the Environmental Health Bureau and County Counsel.  
Prior to final inspection of construction permit, the deed restriction shall be recorded with the Monterey County Recorder. Proof of recordation shall be provided to EHB and the Planning Department.

**9. 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](http://www.mcwra.co.monterey.ca.us).



**GENERAL NOTES**

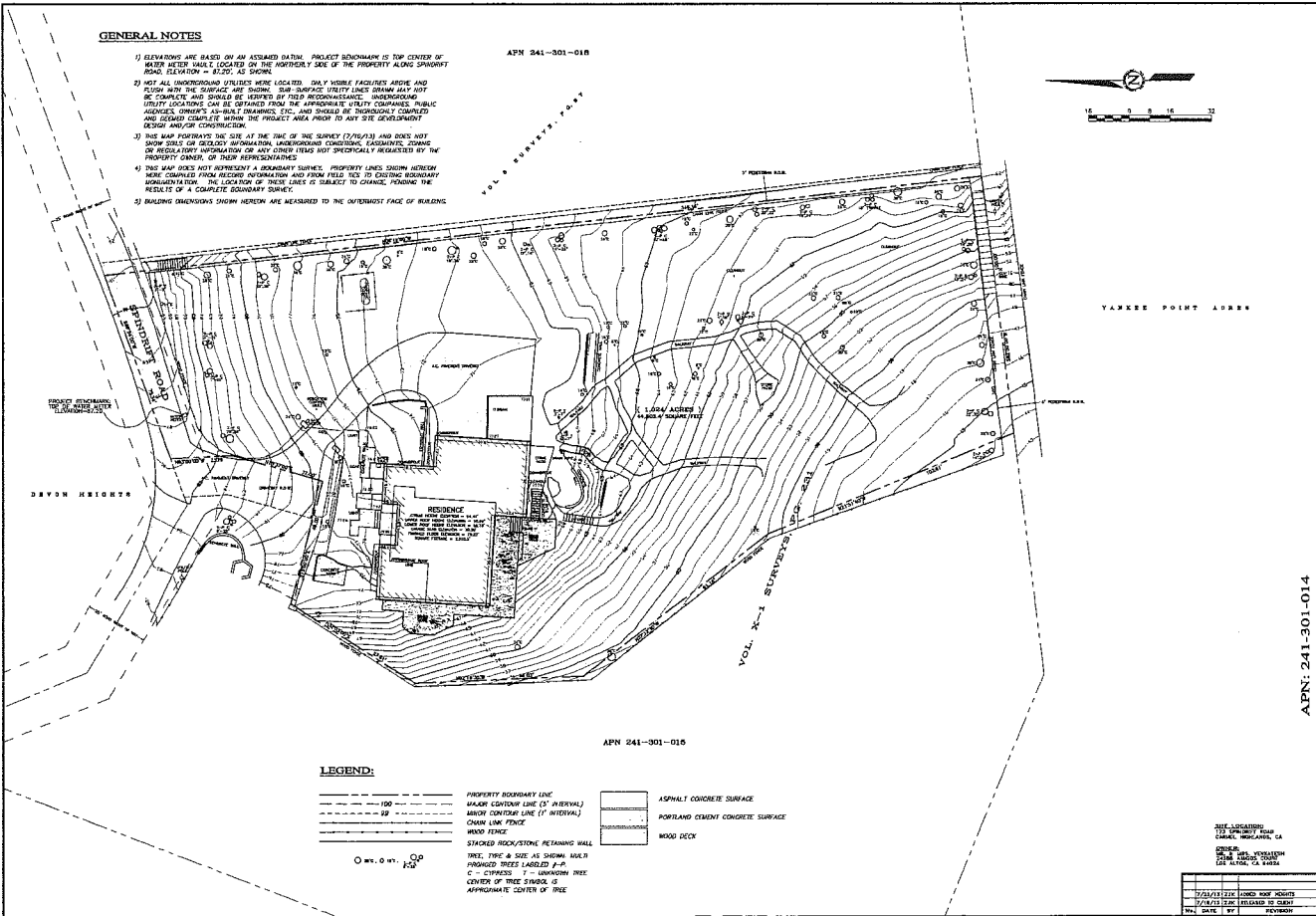
- 1) ELEVATIONS ARE BASED ON AN ASSAIDED DATUM. PROJECT BENCHMARK IS TOP CENTER OF WATER METER SHAFT LOCATED ON THE NORTHERLY SIDE OF THE PROPERTY ALONG SPANFORTH ROAD. ELEVATION = 852.52 AS SHOWN.
- 2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. DAILY WASTE FACILITIES ARE AND SHOULD WITH THE SURVEY NOT BEING. SANITARIUM UTILITY LINES SHOWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES. PUBLIC UTILITIES, OWNER'S AS-BUILT DRAWINGS, ETC. AND SHOULD BE THOROUGHLY COMPLETED AND RECORDED COMPLETE BEFORE THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- 3) THIS MAP FORTIFIES THE SITE AT THE TIME OF THE SURVEY (7/17/13) AND DOES NOT SHOW DATA ON GEOTECHNICAL INFORMATION, UNDERGROUND CONDITIONS, LAGUNATE ZONING OR REGULATORY INFORMATION OR ANY OTHER DATA NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER, OR THEIR REPRESENTATIVES.
- 4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREIN WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY SURVEYS. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- 5) FINISH DIMENSIONS SHOWN HEREIN ARE MEASURED TO THE OUTERMOST FACE OF BUILDING.

APN 241-301-01B

APN 241-301-01B

**LEGEND:**

- |                |   |   |                                  |
|----------------|---|---|----------------------------------|
| ---            | PROPERTY BOUNDARY LINE                                      | ▭ | ASPHALT CONCRETE SURFACE         |
| ---            | WATER CONTOUR LINE (5' INTERVAL)                            | ▭ | PORTLAND CEMENT CONCRETE SURFACE |
| ---            | MINOR CONTOUR LINE (1' INTERVAL)                            | ▭ | WOOD DECK                        |
| ---            | CHAIN LINK FENCE  |   |                                  |
| ---            | WOOD FENCE  |   |                                  |
| ---            | STACKED ROCK/STONE RETAINING WALL                           |   |                                  |
| ○ 0" - 1" 1-2" | TREE. TREE # SIZE AS SHOWN WITH FINISHED TREES LABELED P.P. |   |                                  |
| ○              | C = CYPRESS T = SHADOWN TREE                                |   |                                  |
| ○              | CENTER OF TREE SYMBOL IS APPROXIMATE CENTER OF TREE         |   |                                  |



APPROVED BY:  
CITY OF FRESNO

**LANDSET**  
LAND SURVEYING & MAPPING  
INCORPORATED - LAND PLANNING  
SURVEYING - ENGINEERING, CONSULTING  
1000 N. MARKET STREET, SUITE 200, FRESNO, CA 93701

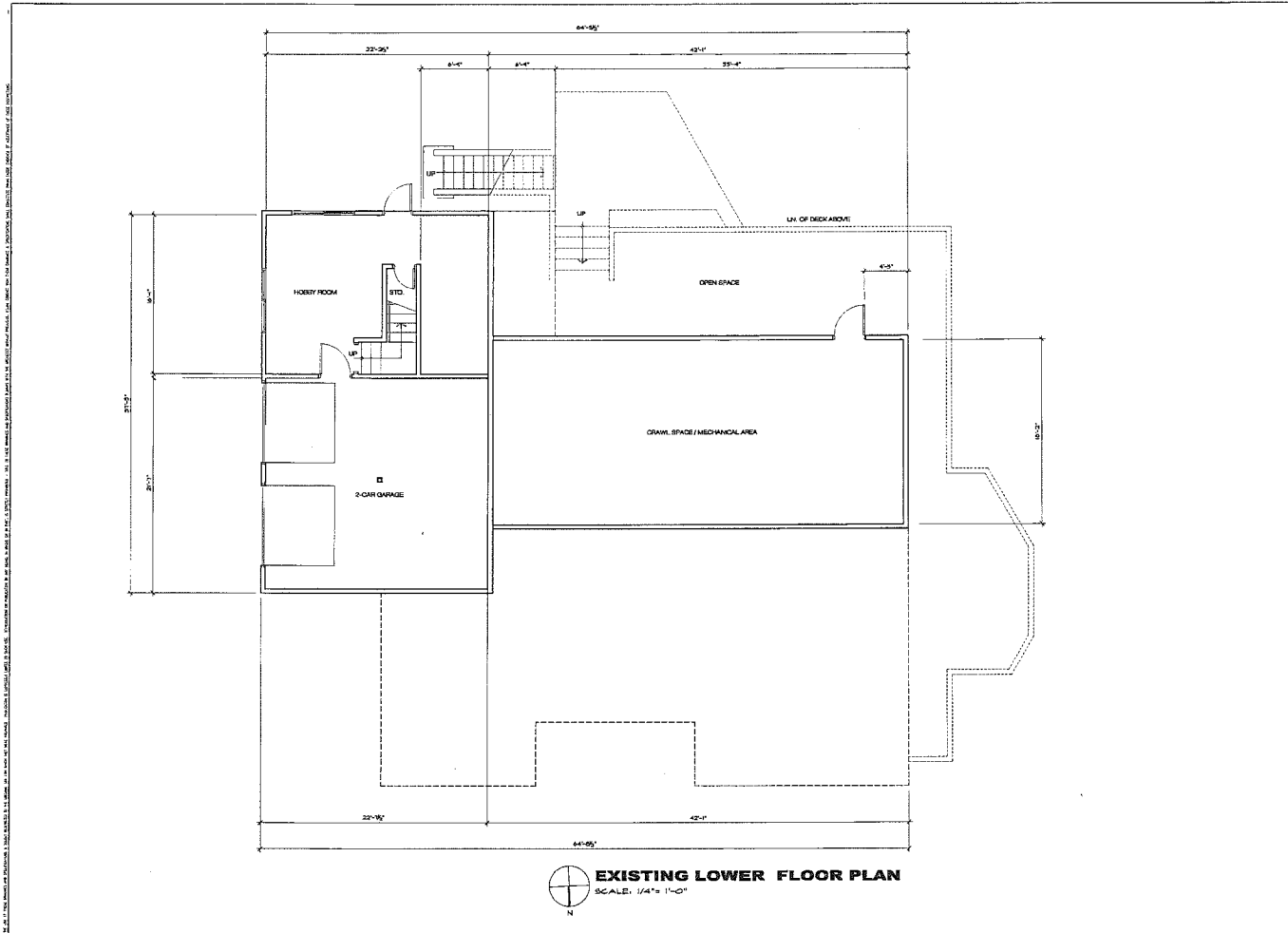
APN: 241-301-01-4  
**TOPOGRAPHIC MAP**  
THAT CERTAIN 1.024 AC PARCEL DESCRIBED IN  
DOCUMENT #201307821, MONTEREY COUNTY RECORDS  
CHAINED TO BOUNDARIES OF MONTEREY COUNTY, CALIFORNIA  
DATE: 7/17/13

DATE LOCATED	7/17/13	SCALE	1"=100'
DATE SURVEYED	7/17/13	DATE	JULY 2013
DATE PLOTTED	7/17/13	DATE OF RECORD	07/17/13
DATE CHECKED	7/17/13	SHEET	1 OF 1
DATE BY	REVISION	OF	1 SHEETS






Half Size on 12x18



**EXISTING LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	
No.	DATE

CONSULTANT:	ARCHITECT:
 <b>ERIC MILLER ARCHITECTS, INC.</b> 157 GRAND ROAD 100    PACIFIC GROVE, CA 93950 PHONE: (805) 737-8811    FAX: (805) 737-7940    WWW.ERICMILLERARCHITECTS.COM	<b>EXISTING LOWER FLOOR PLAN</b> DATE: 09/28/04 DRAWN: CM/DM/4 SCALE: 1/4" = 1'-0" DWG NO: 204 JOB NUMBER: 1234
<b>A-2.0</b> SHEET 2	

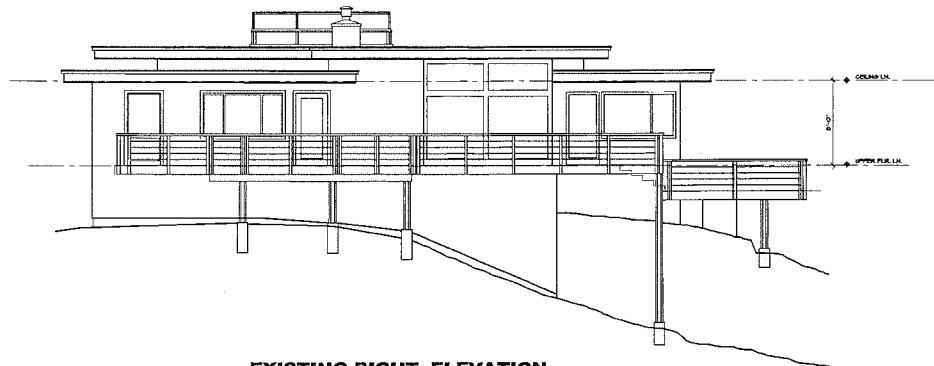






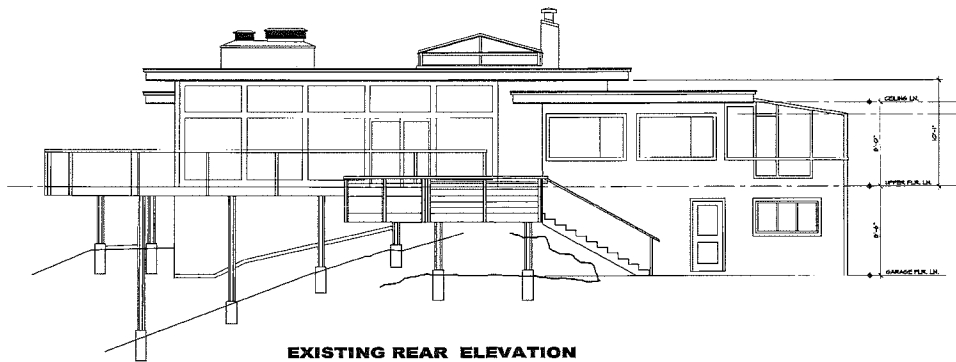


Half-Size on 12x18



**EXISTING RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**EXISTING REAR ELEVATION**

SCALE: 1/4" = 1'-0"

REVISION	NO.

CONSULTANT:



**ERIC MILLER ARCHITECTS, INC.**  
 ARCHITECT  
 1700 AVENUE 200  
 SAN FRANCISCO, CA 94115  
 TEL: 415.774.1100  
 WWW.ERICMILLERARCHITECTS.COM

EXTERIOR EXTERIOR ELEVATIONS  
 PROJECT: Venkatesh Residence  
 1700 AVENUE 200, SAN FRANCISCO, CA 94115  
 DATE: 08/28/14  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CH  
 JOB NUMBER: 1254

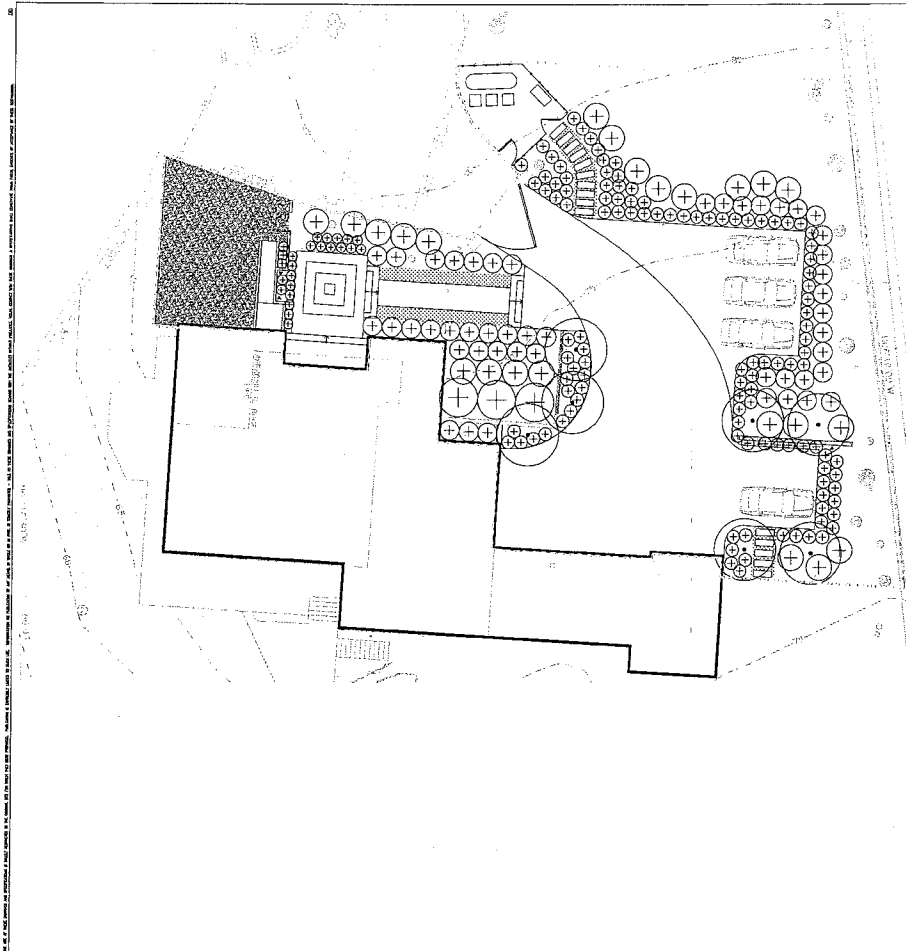
**A-3.1**  
 SHEET OF











**PLANT LEGEND**

Use of Work Line  
Headed with One Space = **EXISTING**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
<b>Trees</b>				
	<i>Adelpha marica</i>	Strawberry Tree	15 Gal/Standard	
	<i>Molucca quinquenaria</i>	Paperbark Tree	15 Gal/Standard	
<b>Shrubs</b>				
	<i>Alyxia lutea</i>	Purple Hibiscus	5 Gal.	
	<i>Adonis vernalis</i>	Kangaroo paw	1 Gal.	
	<i>Antrodia sp.</i>	Manzanita	5 Gal.	
	<i>Azalea 'Red Sunset'</i>	Red Sunset Azalea	5 Gal.	
	<i>Ceanothus sp.</i>	Ceanothus	5 Gal.	
	<i>Ceanothus sp.</i>	California Lilac	5 Gal.	
	<i>Diplazium sp.</i>	Sticky Monkey-flower	1 Gal.	
	<i>Euphorbia canum</i>	California Fuchsia	5 Gal.	
	<i>Fuchsia magellanica</i>	Fuchsia	5 Gal.	
	<i>Helleborus orientalis</i>	Lenten Rose	5 Gal.	
	<i>Hesperis matronalis</i>	Twice-blooming Night-flowering Four-o'clock	5 Gal.	
	<i>Hebe salicifolia</i>	Cornel hedge	1 Gal.	
	<i>Hydrangea macrophylla normalis</i>	Large Hydrangea	1 Gal.	
	<i>Iris douglasiana</i>	Douglas Iris	1 Gal.	
	<i>Lambium x ornatum 'Red Pearl'</i>	Tree Maline	5 Gal.	
	<i>Leptodermis sp.</i>	Tree Fern	5 Gal.	
	<i>Myrica californica</i>	Creeping Myrica	1 Gal.	
	<i>Myrica californica</i>	Pacific Wax Myrtle	5 Gal.	
	<i>Phlox sp.</i>	Phlox	5 Gal.	
	<i>Ribes sp.</i>	Cornel	5 Gal.	
	<i>Rhamnus californica</i>	Coffeeberry	5 Gal.	
	<i>Rhododendron sp.</i>	Rhododendron	5 Gal.	
	<i>Rosa sp.</i>	California Tree Peony	5 Gal.	
	<i>Rosa sp.</i>	Rosemary	5 Gal.	
<b>Groundcovers</b>				
	<i>Saxifraga oppositifolia</i>	Himalayan Snowflake	1 Gal.	
	<i>Saxifraga oppositifolia</i>	Blue Star Creeper	4" Pot	
	<i>Thymus praecox</i>	Creeping Thyme	4" Pot	
<b>Vines</b>				
	<i>Bougainvillea sp.</i>	Bougainvillea	5 Gal.	
	<i>Flourensia sp.</i>	Creeping Fig	5 Gal.	
<b>Mulch</b>				

REVISION	No.

CONSULTANT:  
bellinger foster stettinmetz  
11000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.471.1100  
Project Number: 13051

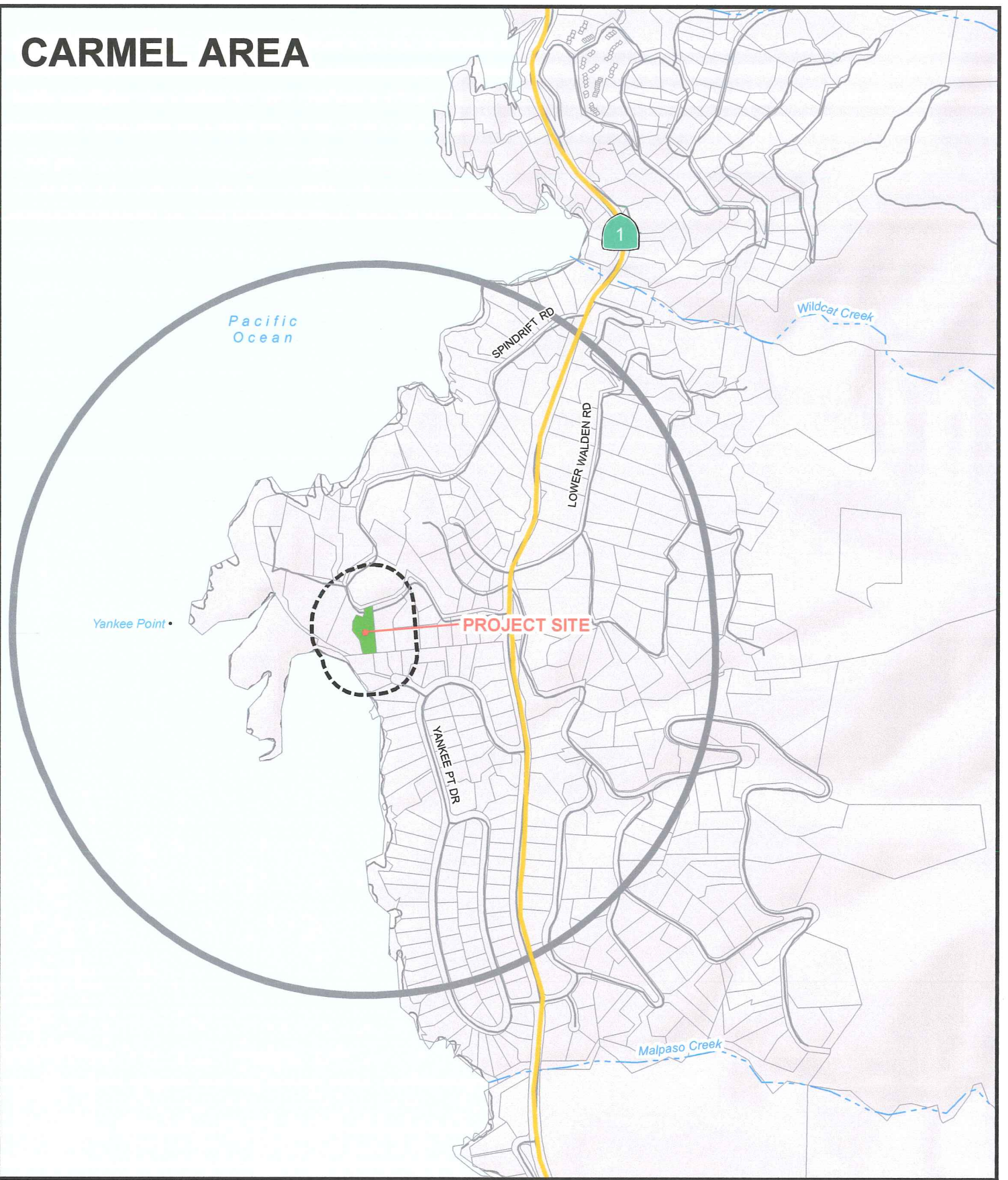
ARCHITECT:  
**ERIC MILLER ARCHITECTS, INC.**  
137 GRAND AVENUE, SUITE 108  
PACIFIC GROVE, CA 93950  
PHONE: 805.461.1000 FAX: 805.461.1001  
WWW.ERICMILLERARCHITECTS.COM

VENKATESH RESIDENCE  
173 Spindel Road  
Carmel, CA 93921  
A.P.N. 041-3301-014

DATE: 9/24/2013  
SCALE: 1/4" = 1'-0"  
DRAWN: MDR/BJ  
JOB NUMBER: 13051

**L-7.0**  
SHEET 47

# CARMEL AREA



APPLICANT: VENKATESH

APN: 241-301-014-000

FILE # PLN130706

 2500' Limit  300' Limit  Water

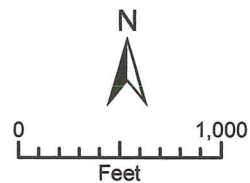
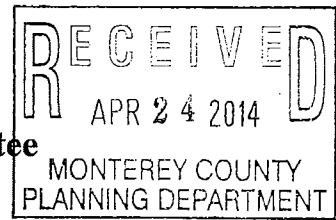


EXHIBIT C

PLANNER: MACK

**MINUTES**  
**Carmel Highlands Land Use Advisory Committee**  
**Monday, April 7, 2014**



1. Meeting called to order by Peter Davis at 4:00 pm

2. Roll Call

Members Present: Davis, Wald, Mehean, Littell, Rainerz

Members Absent: Jeselnick

3. Approval of Minutes:

a. January 6, 2014 minutes

Motion: Davis - approval (LUAC Member's Name)

Second: Mehean (LUAC Member's Name)

Ayes: 4 (Wald, Davis, Mehean, Rainerz)

Noes: None

Absent: 1 - Jeselnick

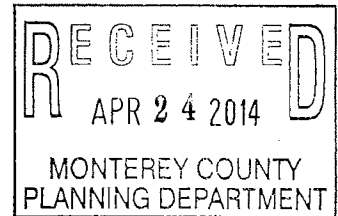
Abstain: Littell - was not a member of <sup>highlands</sup> LUAC in Jan. 2014

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

EXHIBIT D

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)



6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Peter Davis

Motion: Rainer (LUAC Member's Name)

Second: McHeen (LUAC Member's Name)

Ayes: 4 (Rainer, Wald, McHeen, Littel)

Noes: None

Absent: Jeselnick

Abstain: ~~None~~ Davis -

LUAC member nominated for Secretary: Adam Jeselnick

Motion: Rainer (LUAC Member's Name)

Second: McHeen (LUAC Member's Name)

Ayes: 4 (Davis, Wald, McHeen, Rainer)

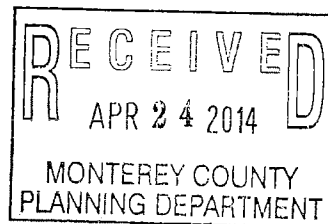
Noes: None

Absent: ~~None~~ Jeselnick

Abstain: None

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None



C) Announcements

Next LVAC meeting scheduled for April 21, 2014 at 4:00 pm if there are any projects to review.

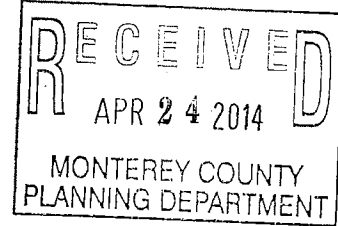
7. Meeting Adjourned: 4:55 pm

Minutes taken by: B. Rainier, Acting Secty.

# Action by Land Use Advisory Committee

## Project Referral Sheet

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



Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **April 7, 2014**

**Project Title:** VENKATESH GOPALAKRISHNAN & BRENDA A

**File Number:** PLN130706

**File Type:** ZA

**Planner:** MACK

**Location:** 173 SPINDRIFT RD CARMEL

**Project Description:**

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow a new 831 square foot second story master bedroom addition, 197.5 square foot upper-level deck addition, new 1,029 square foot main level three-car garage addition, and interior remodel of house; 2) Coastal Development Permit to allow development within 750 feet of positive archaeological resource; and 3) Design Approval. The property is located at 173 Spindrift Road, Carmel (Assessor's Parcel Number 241-301-014-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes ✓ No \_\_\_\_\_  
Eric Miller

Was a County Staff/Representative present at meeting? David Mack (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Melvin Mr. & Mrs. <del>Neil</del> Kaplan Evergreen Financial Corp Spindrift Rd.	✓		New extension of garage and deck comes closer to side yard shared by Kaplan and Gopalakrishnan Concerns re privacy from new deck and proposed 2nd floor master bedroom.



**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)
Request by architect to unmatch existing colors will have visual impacts.		LUAC members felt a better choice of colors would allow remodel to blend with historic character of site. Suggestion to consider grey/tau of tree trunks on this wooded location.
Consider additional molding around garage doors to further break up very plain facade of elevation facing Spindrift Rd.		
All outdoor lighting to be down cast - cannot see source of light		
No up-lighting of sky lights. Shore line location could be distraction for birds.		

Very sensitive location on coast.

**ADDITIONAL LUAC COMMENTS** Applicant (and architect) plan to make existing residence more modern in exterior appearance.

LUAC members felt the expansive (with new additions to garage) stucco wall where garage doors are located could be enhanced with additional fenestration around garage doors. (This is a 20ft. high and 40ft. long stucco wall)

No outdoor lighting of landscaping or trees should be allowed.

**RECOMMENDATION:**

Motion by: Davis - Motion to approve (LUAC Member's Name)  
 with conditions that new paint colors for exterior be presented to LUAC at a future date and lighting plan be submitted due to sensitive coastal location.

Second by: Meheern (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: 5 (Davis, Weld, Meheern, Rainer. => Little)

NOES: None

ABSENT: Jerdwick

ABSTAIN: None

