

MONTEREY COUNTY ZONING ADMINSTRATOR

Meeting: April 30, 2015	Agenda Item No.: 2
Project Description: Consider a Use Permit to allow development within the Carmel Valley Floodplain, and a Design Approval to allow a 640 square foot residential addition and 200 square foot remodel.	
Project Location: 6055 Brookdale Drive, Carmel	APN: 015-181-009-000
Planning File Number: PLN150045	Owner: Daniel and Kristin Blakely TR Agent: Mark Norris
Planning Area: Carmel Valley Master Plan	Flagged and staked: Yes
Zoning Designation: LDR/2.5-D-S-RAZ [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays]	
CEQA Action: Categorically Exempt per Section 15301 (e)(1) of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt pursuant to Section 15301 (e)(1) of the CEQA Guidelines; and
- 2) Approve PLN150045, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The project consists of a small addition to and minor remodel of a residence located within the Carmel Valley Floodplain. Due to being located within the Carmel Valley Floodplain a Use Permit is required, pursuant to Section 21.64.130.D.2 of the Zoning Ordinance.

The Water Resources Agency has reviewed the application and recommended conditions of approval (Condition Nos. 13 -18) to avoid possible impacts that can occur within the floodplain area. The conditions include elevating the structure to avoid flood damage, engineering the structure foundation to accommodate floodwaters, and the recordation of a Floodplain Notice. The recommended conditions have been incorporated (see Exhibit B).

As conditioned, the project is consistent with Chapter 21.64.130 of the Zoning Ordinance.

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

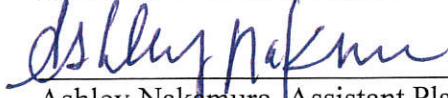
- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cypress Fire Protection District

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

The Carmel Valley Land Use Advisory Committee (LUAC) heard the matter and on March 16, 2015. The LUAC voted 6-0 to support the project as proposed.

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

/S/ASHLEY NAKAMURA



Ashley Nakamura, Assistant Planner
(831) 755-5892, NakamuraA@co.monterey.ca.us
April 9, 2015

cc: Front Counter Copy; Zoning Administrator; Cypress Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Ashley Nakamura, Project Planner; Daniel and Kristin Blakely TR, Owners; Mark Norris, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer (Carmel Valley projects only); Planning File PLN150045

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 Advisory Committee Minutes (LUAC)


This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A

Project Information for PLN150045

Application Name: Blakely Daniel E & Kristin S Blakely Tr
Location: 6055 Brookdale Dr, Carmel
Applicable Plan: Carmel Valley Master Plan
Advisory Committee: Carmel Valley Advisory Committee
Permit Type: Use Permit
Environmental Status: Categorical Exemption
Zoning: LDR/2.5-D-S-RAZ(see note)

Primary APN: 015-181-009-000
Coastal Zone: No
Final Action Deadline (884): 5/10/2015
Land Use Designation: Residential - Low Density 5
- 1 Acres/Unit

Project Site Data:

Lot Size: 41818
Existing Structures (sf): 2290
Proposed Structures (sf): 2930
Total Sq. Ft.: 5220
Special Setbacks on Parcel: N

Coverage Allowed: 10455
Coverage Proposed: 2930
Height Allowed: 30
Height Proposed: 12' 6"
FAR Allowed: NA
FAR Proposed: NA

Resource Zones and Reports:

Seismic Hazard Zone: II|UNDETERMINED
Erosion Hazard Zone: Low
Fire Hazard Zone: None
Flood Hazard Zone: AE
Archaeological Sensitivity: high
Visual Sensitivity: Sensitive

Soils Report #: LIB150140
Biological Report #: NA
Forest Management Rpt #: NA
Geologic Report #: NA
Archaeological Report #: LIB150137
Traffic Report #: NA

Other Information:

Water Source: Cal-Am
Water Purveyor: MPWMD
Fire District: Monterey County Regional FPD
Tree Removal: 0

Grading (cubic yds.): 0
Sewage Disposal (method): Septic
Sewer District Name: NA

**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:
Daniel and Kristin Blakely TR (PLN150045)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt pursuant to Section 15301 (e)(1) of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition and 200 square foot remodel.

[PLN150045, Daniel and Kristin Blakely TR, 6055 Brookdale Drive, Carmel Valley Master Plan (APN: 015-181-009-000)]

The Daniel and Kristin Blakely TR application (PLN150045) came on for public hearing before the Monterey County Zoning Administrator on April 30, 2015. 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 Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition and 200 square foot remodel.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150045.

2. **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 2010 Monterey County General Plan;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 6055 Brookdale Drive, Carmel Valley (Assessor's Parcel Number 015-181-009-000), Carmel Valley Master Plan. The parcel is zoned LDR/2.5-D-S-RAZ [Low Density Residential, 2.5 acres per unit with Design Control, Site Plan Review, and Residential Allocation Zoning Overlays], which allows single family dwellings and additions to single family dwelling in the Carmel Valley Floodplain, in compliance with the site development standards of the LDR zoning district, subject to a Use Permit and Design Approval pursuant to section 21.14.050 J. Therefore, the project is an allowed land use for this site.
- c) The proposed addition is consistent with Chapter 21.44 (Design Control Zoning District). The proposed addition will match the existing structure in color and materials and will be consistent with the neighborhood character of the vicinity in regards to configuration and size, and will not negatively affect the public viewshed.
- d) The proposed addition is consistent with Chapter 21.45 (Site Plan Review Zoning District). The Water Resources Agency (WRA) determined that the parcel is located within an area designated as a "Special Flood Hazard Area" (Carmel Valley Floodplain). Due to being located within the floodplain site plan review is essential. Specific conditions of approval have been recommended by the WRA in order to avoid any impacts due to the location within the Carmel Valley Floodplain (see Condition Nos. 13-18).
- e) The parcel is located within a Residential Allocation Zoning District (Chapter 21.52). However, the application consists of an addition to an existing single family dwelling on an existing legal lot of record; therefore, the RAZ zoning regulations are not applicable.
- c) The project planner conducted a site inspection on February 17, 2015 and verified that the project on the subject parcel conforms to the plans listed above.
- d) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project is subject to review by the Zoning Administrator. The LUAC heard the matter and on March 16, 2015. The LUAC voted 6-0 to support the project as proposed (see Exhibit D).
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150045.

3. **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, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to a historical structure, archaeological resources, and soil stability. The following reports have been prepared:
 - "Phase I Historical Review" (LIB150135) prepared by Kent Seavey, Pacific Grove, CA, January 2015.
 - "Archaeological Report" (LIB150137) prepared by Susan Morely, Marina, CA, December 2014.
 - "Geotechnical Report" (LIB150140) prepared by Grice Engineering, Salinas, CA, November 2014.

The above-mentioned 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 has independently reviewed these reports and concurs with their conclusions.

- c) The Water Resources Agency has reviewed the application and recommended conditions of approval (Condition Nos. 13 -18) to avoid possible impacts that can occur within the designated floodplain area. The conditions include elevating the structure to avoid flood damage, engineering the structure foundation to be able to accommodate floodwaters, and the recordation of a Floodplain Notice.
- d) Staff conducted a site inspection on February 17, 2015 and verified that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN150045.

4. **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, Cypress 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 existing septic system will be replaced with a larger system to accommodate the additional bedrooms. The residence obtains water through an existing Cal-Am connection. A condition of approval requiring the applicant to submit proof of water availability in the form of a Monterey Peninsula Water Management District Water Release Form has been incorporated (see Condition No. 17). In order to avoid intensification of water use, the applicant has removed two sinks and a toilet, in addition to replacing existing water fixtures with ultra low flow plumbing fixtures.
- c) See Finding No. 3.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the

proposed development found in Project File PLN150045.

5. **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) There are no known violations on the subject parcel.
6. **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) (1), categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition.
- b) The application proposes a 640 square foot addition to an existing 2,290 square foot single family residence. The proposed addition is less than 50 percent of 2,290 and therefore, qualifies under a Class 1 Categorical Exemption.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 17, 2015.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150045.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project Categorical Exempt per Section 15301 (e)(1) of the CEQA Guidelines; and
2. Approve the Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition and 200 square foot remodel, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 30th day of April, 2015 upon motion of xxxx, seconded by

xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from 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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN150045

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit (PLN150045) allows a Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition and 200 square foot remodel. The property is located at 6055 Brookdale Drive, Carmel (Assessor's Parcel Number 015-181-009-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Design Approval (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 015-181-009-000 on April 30, 2015. The permit was granted subject to 18 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. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Use Permit and Design Approval (Planning File No.: PLN150045) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: RMA-Planning

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.

5. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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, or recordation of Certificates of Compliance, 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 .

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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

Responsible Department: RMA-Planning

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 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.

9. 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 final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

10. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

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 were prepared:
- "Phase I Historical Review" (LIB150135) prepared by Kent Seavey, Pacific Grove, CA, January 2015.
- "Archaeological Report" (LIB150137) prepared by Susan Morely, Marina, CA, December 2014.
- "Geotechnical Report" (LIB150140) prepared by Grice Engineering, Salinas, CA, November 2014.
All reports are on file in Monterey County RMA - Planning. All development shall be in accordance with these reports."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

11. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on April 30, 2018 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.

12. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

13. WR013 - ZONE AE ELEVATION REQUIREMENTS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The lowest floor and attendant utilities shall be constructed at a minimum elevation of 64.5 feet NAVD88. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation requirements. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

14. WR019 - FOUNDATION PLAN - ENCLOSURES/GRADE ELEVATIONS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a foundation plan, prepared by a registered civil engineer or licensed architect, certifying the proposed development is compliant with the following regulations:

1. All fully enclosed areas subject to flooding shall be designed to allow for the automatic entry and exit of floodwaters. Each enclosed area shall be defined and include a minimum of two openings on different sides.
2. The vents shall have a total net area not less than one square inch for every square foot of enclosed area subject to flooding.
3. The bottom of all openings shall be no higher than one foot above grade.
4. The foundation plan shall include a vent detail, the location and dimensions of all vents, as well as internal and external grade elevations.
5. All new construction materials below 64.5 feet NAVD88 shall be resistant to flood damage. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a foundation plan to the Water Resources Agency for review and approval.

15. WR022 - ELEVATION CERTIFICATE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

16. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

17. 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.

18. WRSP1 - FOUNDATION INSPECTION

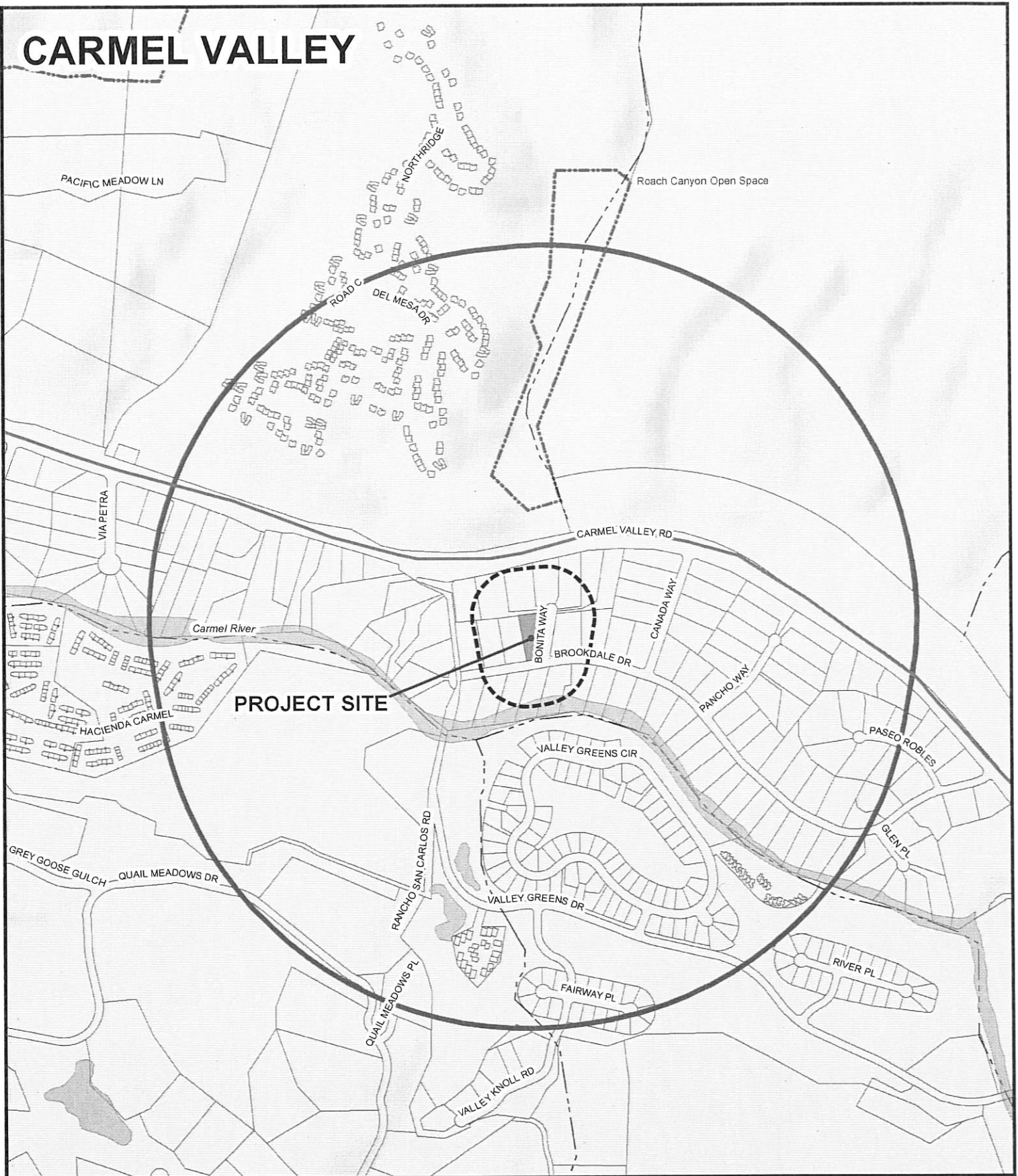
Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the lowest floor elevation, venting, external grades, and internal grades are compliant with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to the foundation inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "building under construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

CARMEL VALLEY

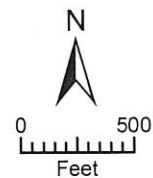


APPLICANT: BLAKELY

APN: 015-181-009-000

FILE # PLN150045

2500' Limit
 300' Limit
 Water



PLANNER: NAKAMURA

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **March 16, 2015**

Project Title: BLAKELY DANIEL E & KRISTIN S BLAKELY TR

File Number: PLN150045

File Type: ZA

Planner: NAKAMURA

Location: 6055 BROOKDALE DR CARMEL

Project Description:

Use Permit to allow development within the Carmel Valley Floodplain and Design Approval to allow a 640 square foot residential addition. The property is located at 6055 Brookdale Drive, Carmel (Assessor's Parcel Number 015-181-009-000), Carmel Valley Master Plan.

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

Mark Norris Designer & Daniel Blakely

Was a County Staff/Representative present at meeting? no _____ (Name)

PUBLIC COMMENT:

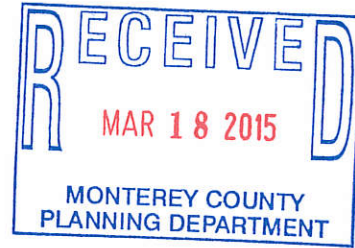
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>None</i>			

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)
None		

ADDITIONAL LUAC COMMENTS

None



RECOMMENDATION :

Motion by: Anzini (LUAC Member's Name)

Second by: Rasmussen (LUAC Member's Name)

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

Reason for Continuance: _____

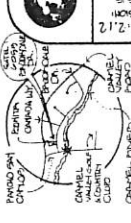
Continued to what date: _____

AYES: 6 (Brennan, MacClelland, Anzini, Franklin, Rasmussen, Addison)

NOES: 0

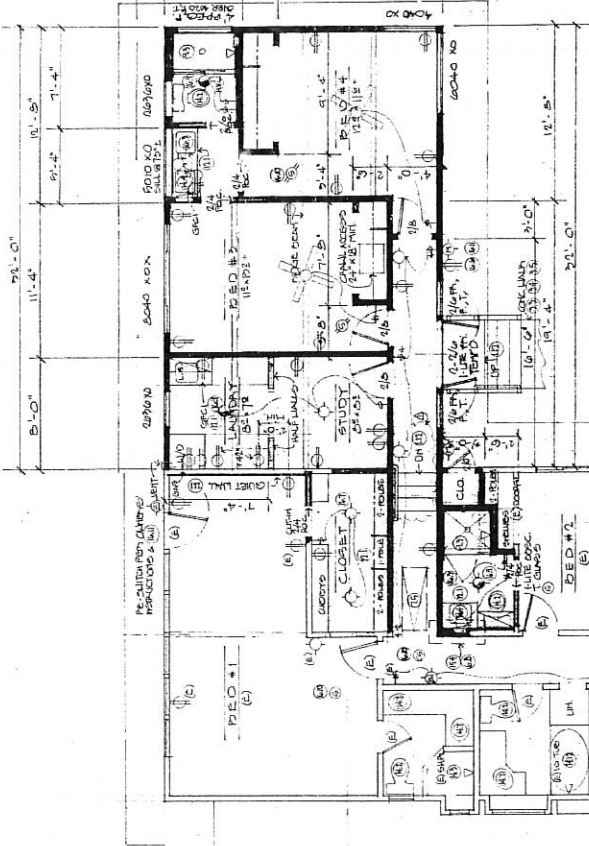
ABSENT: 1 (Agron)

ABSTAIN: 0



Project No. 2.12
 1:1 Scale
 428 BROADWAY DRIVE
 1368 BROADWAY DRIVE
 1368 BROADWAY DRIVE
 1368 BROADWAY DRIVE

General Notes
 1. SEE ALL DIMENSIONS AND NOTES ON ALL SHEETS.
 2. EXISTING ALUMINUM PANEL UNINCORPORATED.
 3. FOUNDATION & FINISHING PLAN, DETAILS.
 4. ENERGY CALCULATIONS.



GENERAL NOTES (continued)

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GENERAL NOTES (continued)

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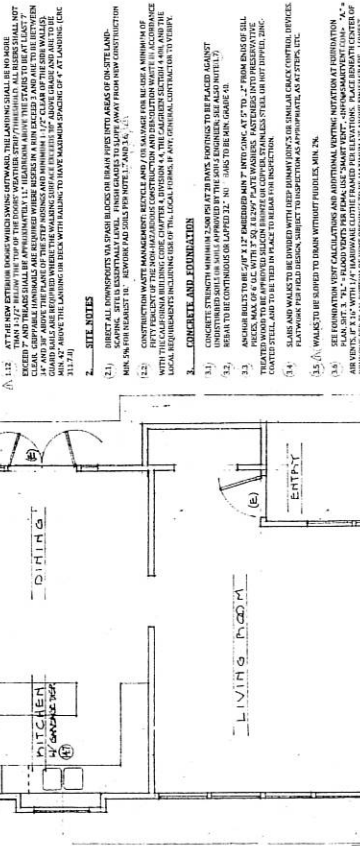
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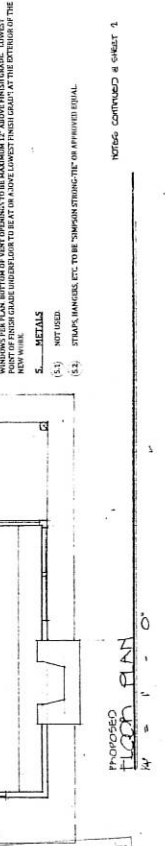
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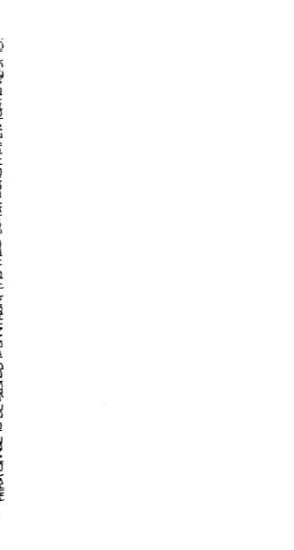
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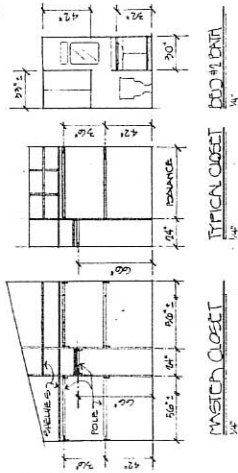
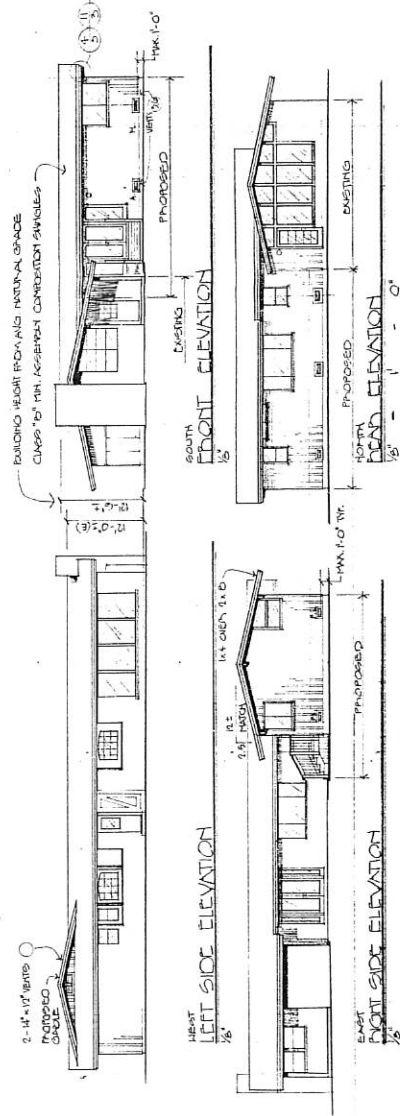
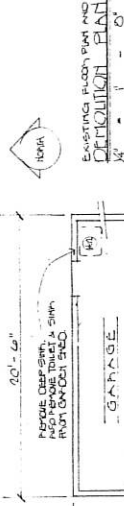
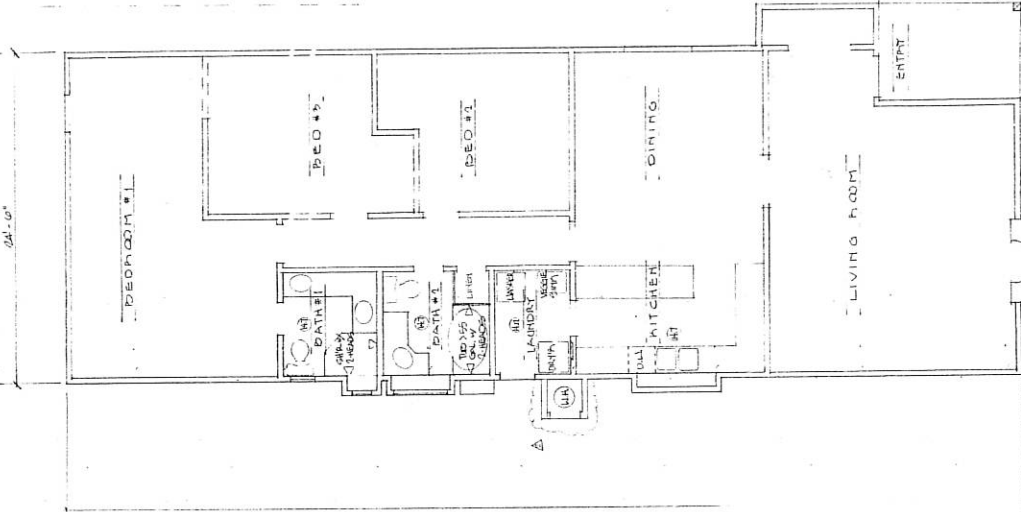
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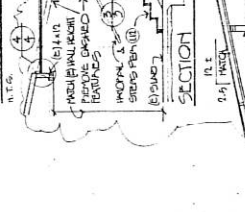
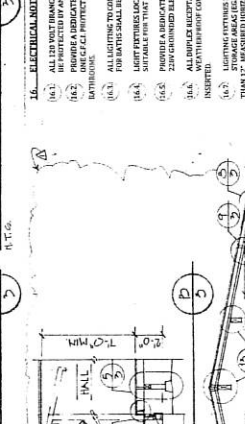
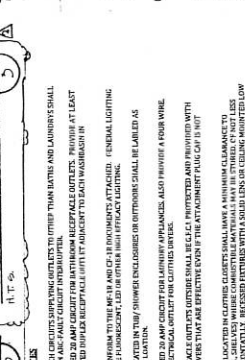
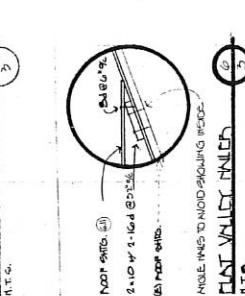
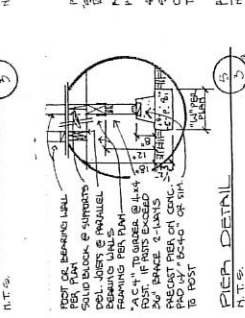
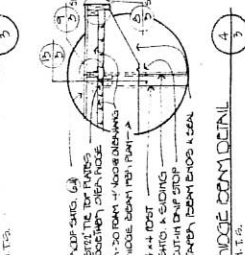
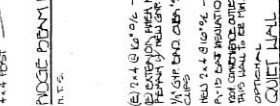
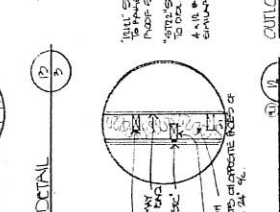
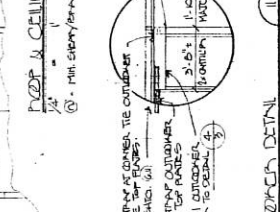
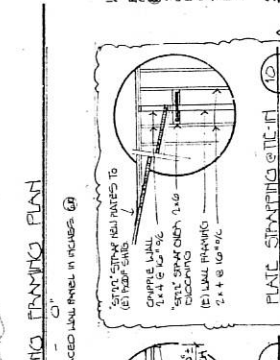
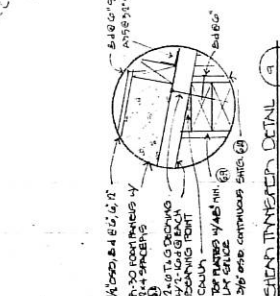
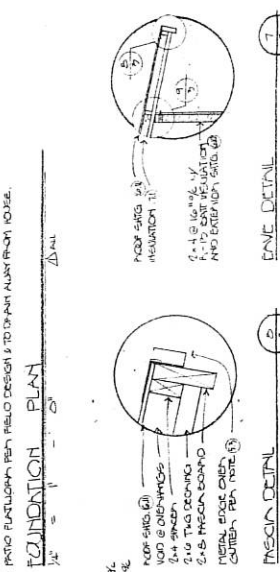
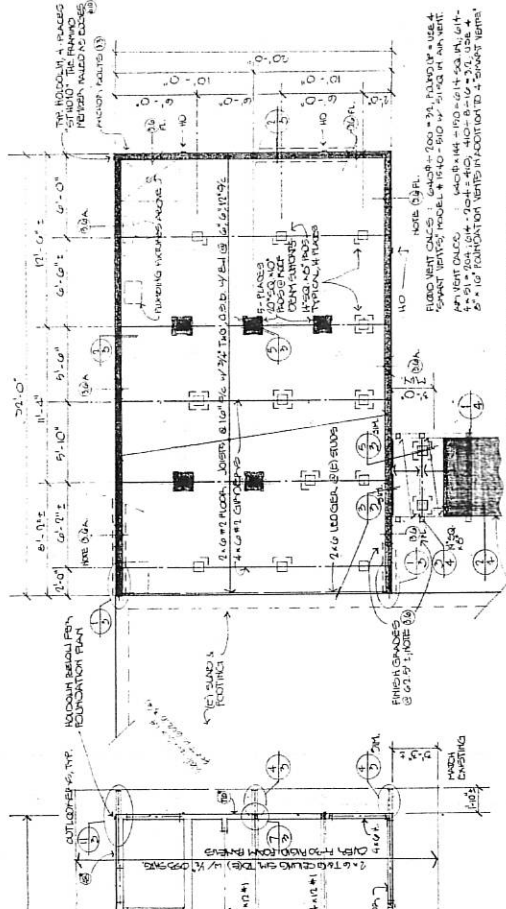
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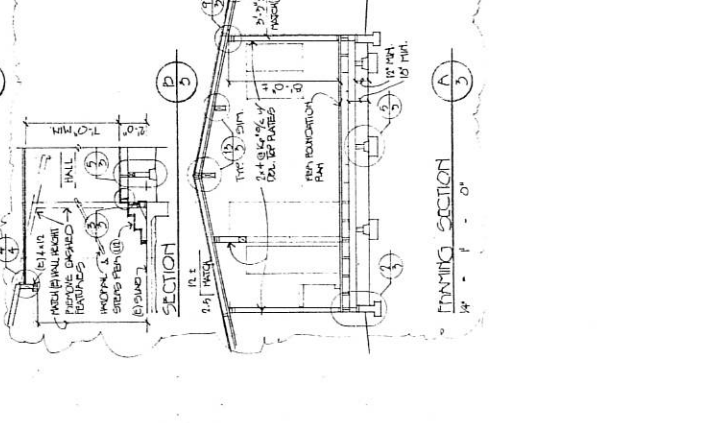
NOTES (continued)

- 3.1 UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPLY WITH THE QUALITY STANDARD AS SPECIFIED IN THE PROJECT MANUAL, AND SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- 3.2 UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE COMPLY WITH THE QUALITY STANDARD AS SPECIFIED IN THE PROJECT MANUAL, AND SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
4. **WOOD AND FRAMING**
 - 4.1 ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 2X8 OR LARGER DIMENSIONED LUMBER.
 - 4.2 ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 4.3 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 4.4 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 4.5 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
5. **ROOFING**
 - 5.1 ROOFING SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 5.2 ROOFING SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 5.3 ROOFING SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
6. **MECHANICAL**
 - 6.1 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 6.2 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 6.3 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
7. **GENERAL NOTES**
 - 7.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - 7.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - 7.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
8. **FINISHES**
 - 8.1 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 8.2 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 8.3 ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
9. **GLAZING**
 - 9.1 ALL WINDOWS SHALL BE 1/2" CLEAR DOUBLE GLAZED UNITS WITH LOW E MISSILE RESISTANT GLAZING.
 - 9.2 ALL WINDOWS SHALL BE 1/2" CLEAR DOUBLE GLAZED UNITS WITH LOW E MISSILE RESISTANT GLAZING.
 - 9.3 ALL WINDOWS SHALL BE 1/2" CLEAR DOUBLE GLAZED UNITS WITH LOW E MISSILE RESISTANT GLAZING.
10. **EXTERIOR FINISHES**
 - 10.1 EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING AND STUCCO.
 - 10.2 EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING AND STUCCO.
 - 10.3 EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING AND STUCCO.
11. **ROOF FINISHES**
 - 11.1 ROOF FINISHES SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 11.2 ROOF FINISHES SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
 - 11.3 ROOF FINISHES SHALL BE 30 YEAR WELDED COPPER OVER 1/2" GYP BOARD OVER 5/8" RATED PLYWOOD SHEATHING.
12. **CLOSET SYSTEMS**
 - 12.1 ALL CLOSET SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 12.2 ALL CLOSET SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
13. **MECHANICAL NOTES**
 - 13.1 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
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 - 13.3 ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
14. **PLUMBING NOTES**
 - 14.1 ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 14.2 ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 14.3 ALL PLUMBING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
15. **ELECTRICAL NOTES**
 - 15.1 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 15.2 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
 - 15.3 ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL MECHANICAL CODE.
16. **GENERAL CONTRACTOR NOTES**
 - 16.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - 16.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.
 - 16.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITIES.

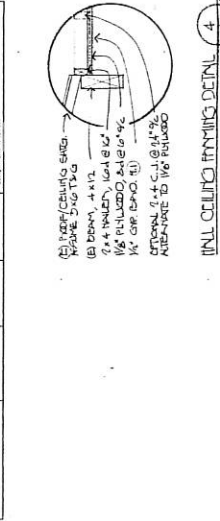


14. ELECTRICAL NOTES

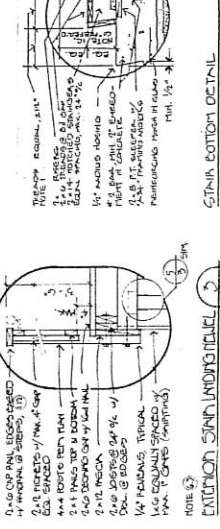
- (14.1) ALL ELECTRICAL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.2) PROVIDE A DEDICATED 20 AMP CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. PROVIDE AT LEAST TWO (2) 20 AMP BATHROOM RECEPTACLE OUTLETS IN EACH BATHROOM.
- (14.3) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.4) LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.5) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.6) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.7) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.8) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.9) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- (14.10) ALL LIGHTING TO CORRECTIONS IN THE MR. & MRS. AND CHILDREN'S BEDROOMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).



31	GENERAL INFORMATION	Project Name: REAR PORTAL ROOF REPLACEMENT	Location: 1305 24th St	City: SAN JOSE, CA
32	OWNER INFORMATION	Owner: MARK SCHINDLER	Contact: MARK SCHINDLER	Phone: (415) 434-2114
33	DATE OF RECORD SETTING	08/11/2015	08/11/2015	08/11/2015
34	DATE OF PRELIMINARY DESIGN	08/11/2015	08/11/2015	08/11/2015
35	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
36	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
37	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015
38	DATE OF RECORD SETTING	08/11/2015	08/11/2015	08/11/2015
39	DATE OF PRELIMINARY DESIGN	08/11/2015	08/11/2015	08/11/2015
40	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
41	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
42	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015



1	PROJECT INFORMATION	Project Name: REAR PORTAL ROOF REPLACEMENT	Location: 1305 24th St	City: SAN JOSE, CA
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5	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
6	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
7	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015
8	DATE OF RECORD SETTING	08/11/2015	08/11/2015	08/11/2015
9	DATE OF PRELIMINARY DESIGN	08/11/2015	08/11/2015	08/11/2015
10	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
11	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
12	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015



13	PROJECT INFORMATION	Project Name: REAR PORTAL ROOF REPLACEMENT	Location: 1305 24th St	City: SAN JOSE, CA
14	OWNER INFORMATION	Owner: MARK SCHINDLER	Contact: MARK SCHINDLER	Phone: (415) 434-2114
15	DATE OF RECORD SETTING	08/11/2015	08/11/2015	08/11/2015
16	DATE OF PRELIMINARY DESIGN	08/11/2015	08/11/2015	08/11/2015
17	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
18	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
19	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015
20	DATE OF RECORD SETTING	08/11/2015	08/11/2015	08/11/2015
21	DATE OF PRELIMINARY DESIGN	08/11/2015	08/11/2015	08/11/2015
22	DATE OF FINAL DESIGN	08/11/2015	08/11/2015	08/11/2015
23	DATE OF PERMITTING	08/11/2015	08/11/2015	08/11/2015
24	DATE OF CONSTRUCTION	08/11/2015	08/11/2015	08/11/2015

