

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 040065

A.P.# 416-024-013-000

In the matter of the application of  
**Angee Masson (PLN040065)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for construction of a 1,196 sq. ft. second-story addition, including an attached garage, to a 2,700 sq. ft. single-family dwelling, within the floodplain of the Carmel River, pursuant to Section 21.64.130; and a Design Approval. The property is located at 28000 Robinson Canyon Road, Carmel (Assessor's Parcel Number 416-024-013-000), Carmel Valley Master Plan Area, and came on regularly for hearing before the Zoning Administrator on October 27, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

- 1. FINDING:** The Project, as conditioned is consistent with applicable plans and policies, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area low-density residential use. Specifically, the proposed addition complies with all applicable requirements of Section 21 pursuant to 21.14 (Low-Density Residential), 21.44.020 (Design Control District), 21.45.020 Site Planning District) and 21.52.020 (Residential Allocation District) and Section 21.64.130 (Regulations for Land Use in the Carmel Valley Floodplain). The site is located at 28000 Robinson Canyon Road, Carmel Valley (Assessor's Parcel Number 416-024-013-000).

**EVIDENCE:** Staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Valley Master Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent with the Carmel Valley Master Plan which designates this area as appropriate for low-density residential development. Staff notes are provided in Project File PLN040065.

**EVIDENCE:** Staff has reviewed the project as contained in the application and accompanying materials for consistency with Section 21.64.130, Regulations for Land Use in the Carmel Valley Floodplain. The Water Resources Agency and Environmental Health Division reviewed the project and has imposed conditions of approval to ensure the projects complies with the regulations requiring that any new structures are at least one foot above the 100-year flood level and that the waste disposal system will avoid impairment or contamination of flood waters (see Conditions 4 to 10). Staff notes are provided in Project File PLN040065.

**EVIDENCE:** The Carmel Valley Land Use Advisory Committee unanimously recommended approval (4 ayes, 1 absent) at a public meeting on April 5, 2004.

**EVIDENCE:** Project planner conducted an on-site inspection on August 24, 2005 to verify that the project on the subject parcel conforms to the plans listed above.

**EVIDENCE:** The parcel is zoned Low-Density Residential, Minimum 1-unit per acre (LDR/1-D-S-RAZ). The project is in compliance with Site Development Standards for District in accordance with Section 21.14.050

**EVIDENCE:** The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN040065.

- 2. FINDING:** CARMEL VALLEY FLOODWAY - Per Section 21.64.130.D.3 of Title 21 (Monterey County Zoning Ordinance) structural repairs and alterations to existing structures may be permitted in the floodway or floodway fringe subject to obtaining a Use Permit. A Use Permit may only be issued if there is adequate protection of riparian habitats, riparian vegetation, smooth flood flow, retention of Federal Flood Insurance Eligibility, and prevention of damage to structures in the floodway. The subject property is in compliance with Section 21.64.130.D.3 of Title 21 (Monterey County Zoning Ordinance.)

**EVIDENCE:** (a) The preceding Findings and Evidence. The project is located in the floodway fringe.

- 3. FINDING:** The site is suitable for the use proposed.

**EVIDENCE:** The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Carmel Valley Fire District. Conditions recommended have been incorporated.

**EVIDENCE:** Staff conducted an on-site visit on August 24, 2005 to verify that the site is suitable for this use.

**EVIDENCE:** Necessary public facilities are available and will be provided.

- 4. FINDING:** Adequate sewer and water service exists or can be provided, and adequate road and transportation facilities exist for the use.

**EVIDENCE:** The project was reviewed by Environmental Health Division, the Carmel Valley Fire Protection District, and the Public Works Department and appropriate conditions have been placed on the project. The project will not result in any new vehicle trips.

- 5. FINDING:** The project is exempt from environmental review.

**EVIDENCE:** The project is exempt from CEQA pursuant to Section 15303, Class 3(a) as no potential significant environmental impacts will result from the project. Section 15303, Class 3(c) exempts small facilities or structures; installation of equipment or facilities in small structures including one-single family residence in a residential zone.

- 6. FINDING:** 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. Zoning violation abatement cost, if any, have been paid.

**EVIDENCE:** Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

**7. FINDING:** 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:** Preceding findings and supporting evidence.

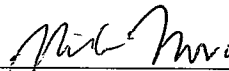
**8. FINDING:** The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.04(B) of the Monterey County Zoning Ordinance (Title 21).

### DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of October, 2005.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **DEC 06 2005**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DEC 16 2005**

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 90<sup>th</sup> day following the date on which this decision becomes final.

### NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Planning and Building Inspection  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name: Masson**

**File No: PLN040065**

**APN: 416-024-013-000**

**Approval by: Zoning Administrator**

**Date: October 27, 2005**

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p><b>PBD029 - SPECIFIC USES ONLY</b>            This Use Permit (PLN040065) for construction of a 1,196 sq. ft. second-story addition to a 2,700 sq. ft. single-family dwelling, including an attached garage, within the floodplain of the Carmel River, pursuant to Section 21.64.130; and a Design Approval. The property is located at 28000 Robinson Canyon Road, Carmel (Assessor's Parcel Number 416-024-013-000) Carmel Valley Master Plan Area This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. <b>(Planning and Building Inspection)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A Use permit (Resolution 040065) was approved by the Zoning Administrator for Assessor's Parcel Number 416-024-013-000 on October 27, 2005. The permit was granted subject to <b>16</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department."</p> <p>Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use.</p> <p><b>(Planning and Building Inspection)</b></p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b></p> <p>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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery.</p> <p><b>(Planning and Building Inspection)</b></p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4		<b>EHSP01 – SEPTIC SYSTEM DESIGN</b> Submit revised plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Site specific engineering shall be provided by a Registered Professional Engineer for all areas of the proposed septic system that will be impacted by traffic. (Environmental Health)	Submit revised plans to the Division of Environmental Health for review and approval. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of building permit.	
5		<b>WR14 - CONCRETE SLAB INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
6		<b>WR16 - ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection	
7		<b>WR22 - FLOODPLAIN RECORDATION</b> The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	

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8		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
9		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant		
10		<p><b>WR NONSTANDARD CONDITION: ZONE 30 ELEVATION REQUIREMENTS -</b>  The lowest floor and attendant utilities shall be constructed at a minimum elevation of 130 mean sea level (NGVD 1929).The applicant shall provide the Monterey County 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 <b>(Water Resources Agency)</b></p>	Submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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11		<p><b>FIRE007 - DRIVEWAYS</b>            Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.  <b>(Carmel Valley Fire Department)</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

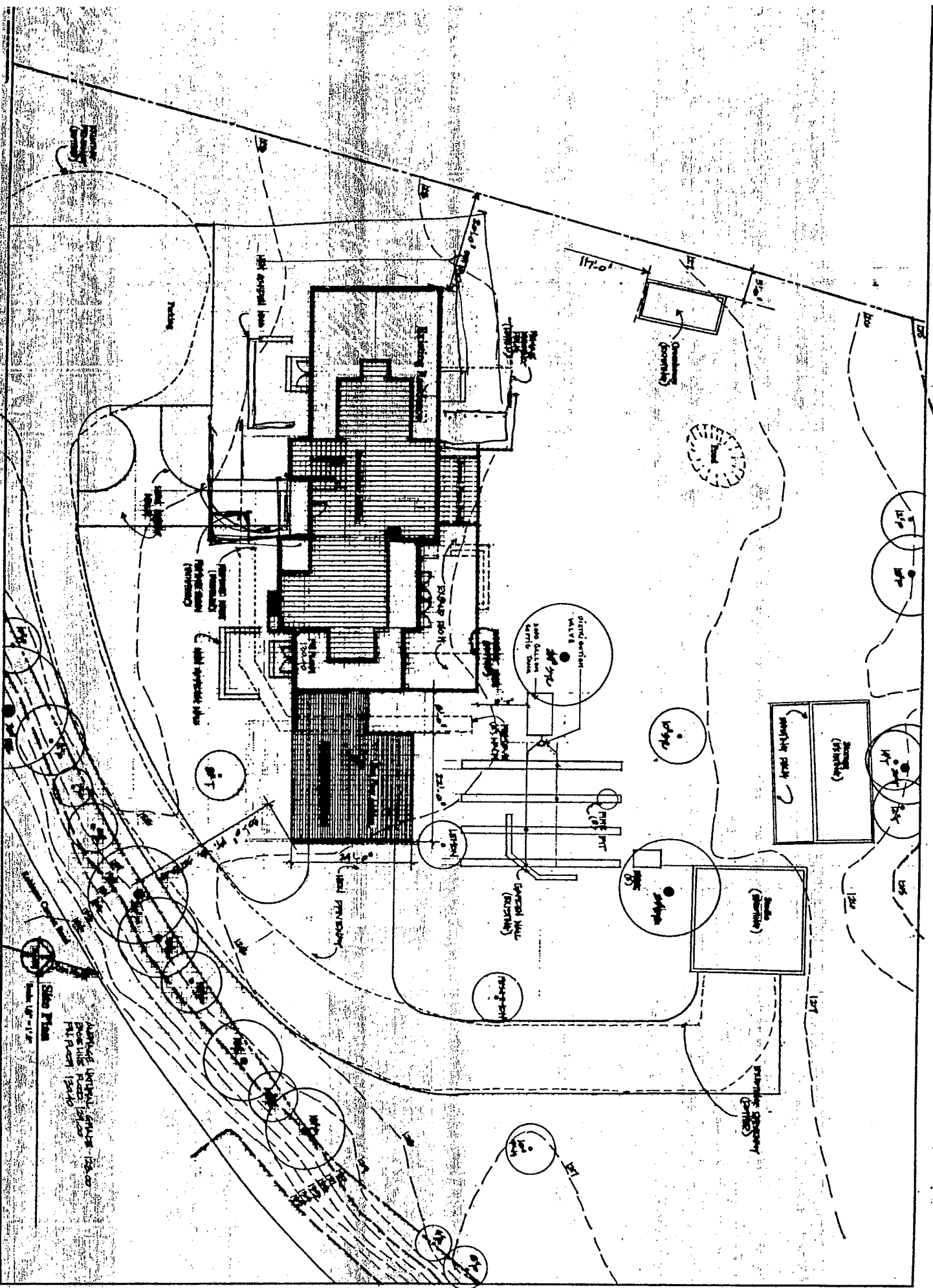


<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12		<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Department)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant/ owner	Prior to final building inspection	
13		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Valley Fire Department)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant/ Owner	Prior to final building inspection	
14		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Department)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>		<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. <b>(Carmel Valley Fire Department)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection		
16		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Valley Fire Department)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.		





Site Plan  
 Scale: 1/8" = 1'-0"  
 Average Utility Grades: 125.00  
 Possible Road: 125.00  
 Full Road: 125.00

NO.	DESCRIPTION
1	
2	
3	
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6	
7	
8	
9	
10	

Site Plan

Masson Residence  
 Remodel and Addition

JPN 1716-02A-018-000  
 Ray Parin & Associates

NOTES



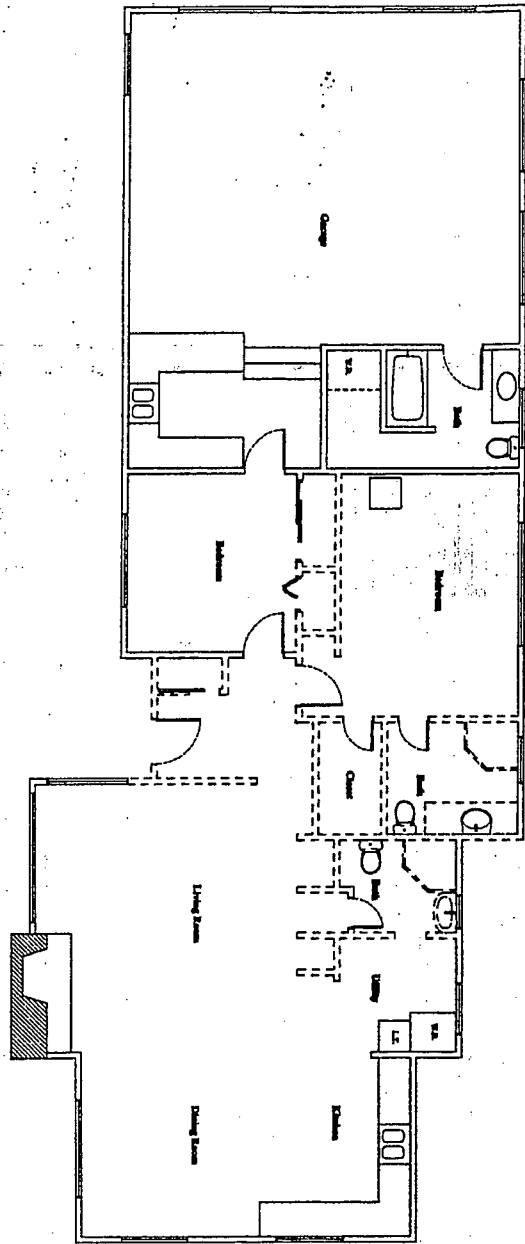
EXISTING FLOOR PLAN

EXISTING FIRST FLOOR  
EXISTING

EXISTING 1st FL  
EXISTING 2nd FL  
EXISTING 3rd FL

TOTAL

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



**WALL LEGEND**  
————— EXISTING WALLS TO REMAIN  
- - - - - WALLS TO BE REMOVED

DATE: 01/11  
BY: [Signature]  
SCALE: AS SHOWN  
SHEET: 008  
PROJECT: A111

### DEMOLITION PLAN

REMODEL and ADDITION  
BARBON RESIDENCE  
28000 ROBINSON CANYON ROAD  
CARMEL VALLEY, CA 96023

Ray Parke & Associates  
ARCHITECTURE PLANNING  
P.O. Box 5473 Carmel, California 96021 (831) 834-1847

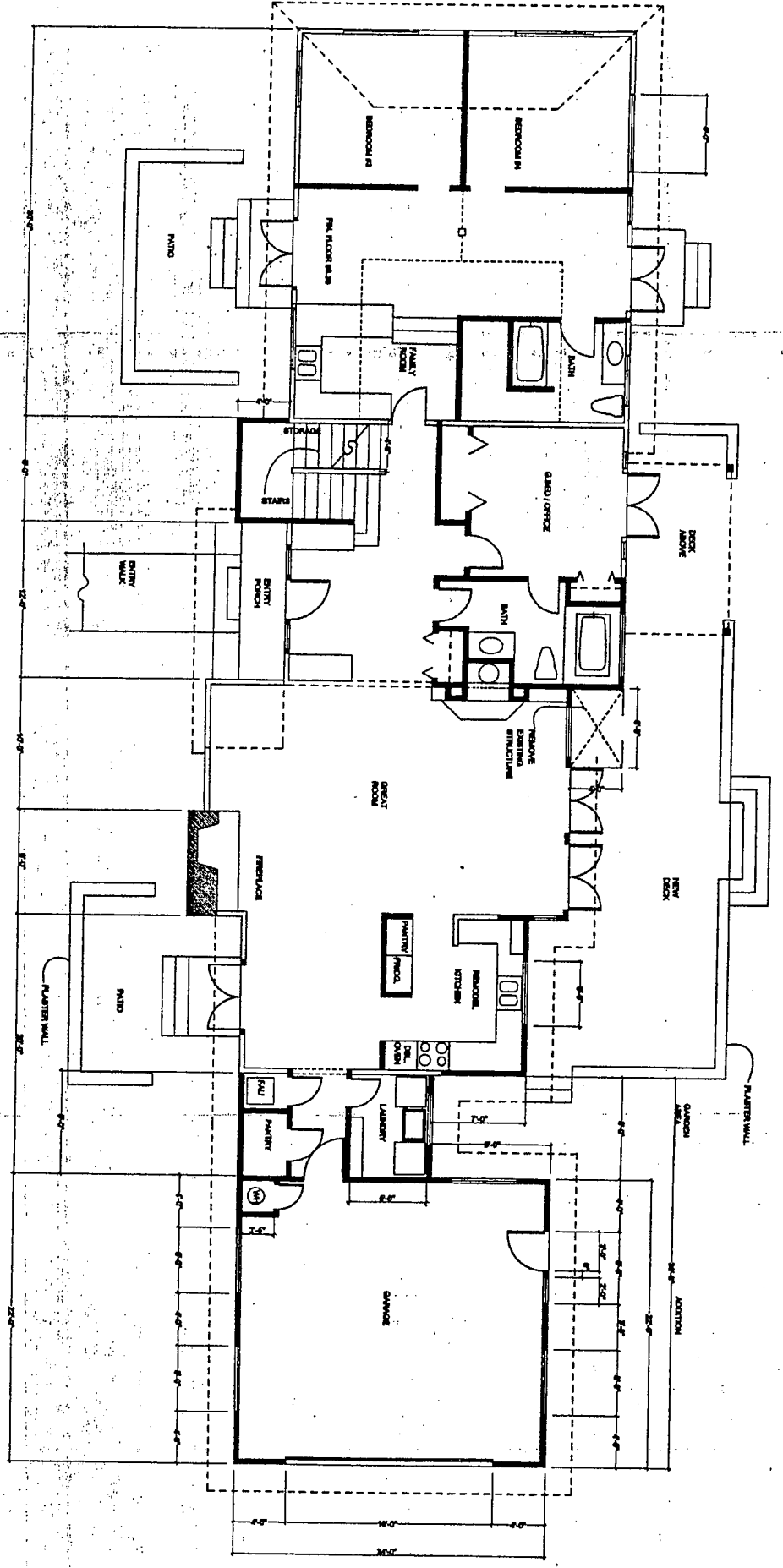


REVISIONS	DATE
1	
2	
3	



FIRST FLOOR PLAN

EXISTING FIRST FLOOR	2081.00 SQ. FT.
ADDITION FIRST FLOOR	1848.00 SQ. FT.
SECOND FLOOR	1848.00 SQ. FT.
TOTAL	3929.00 SQ. FT.



**WALL LEGEND**

(Solid line)	EXISTING WALLS TO REMAIN
(Dashed line)	NEW WALLS TO BE BUILT
(Dotted line)	WALLS TO BE REMOVED

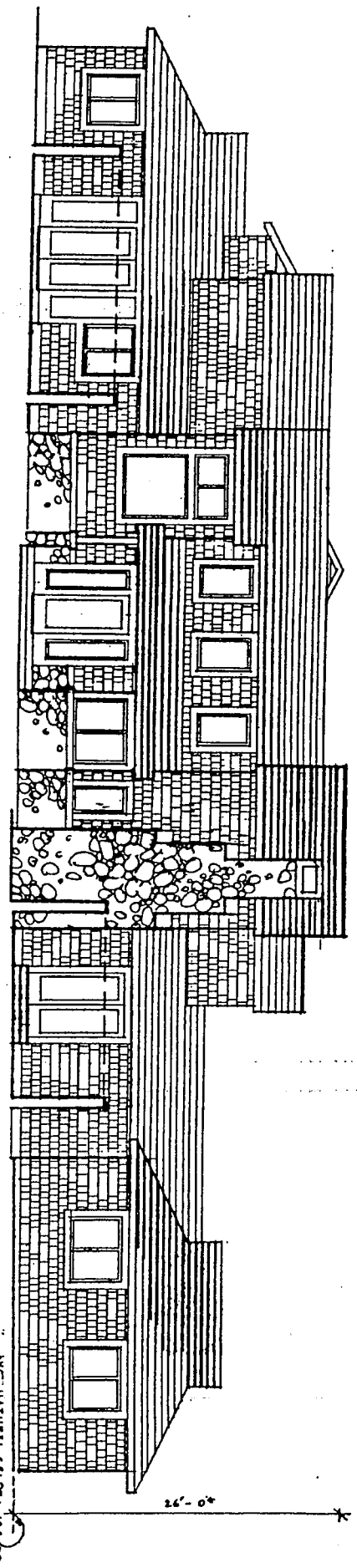
NO.	DATE	DESCRIPTION
1	10/15/80	REVISED
2	11/10/80	REVISED
3	12/15/80	REVISED
4	01/10/81	REVISED
5	02/10/81	REVISED
6	03/10/81	REVISED
7	04/10/81	REVISED
8	05/10/81	REVISED
9	06/10/81	REVISED
10	07/10/81	REVISED
11	08/10/81	REVISED
12	09/10/81	REVISED
13	10/10/81	REVISED
14	11/10/81	REVISED
15	12/10/81	REVISED
16	01/10/82	REVISED
17	02/10/82	REVISED
18	03/10/82	REVISED
19	04/10/82	REVISED
20	05/10/82	REVISED
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65	02/10/86	REVISED
66	03/10/86	REVISED
67	04/10/86	REVISED
68	05/10/86	REVISED
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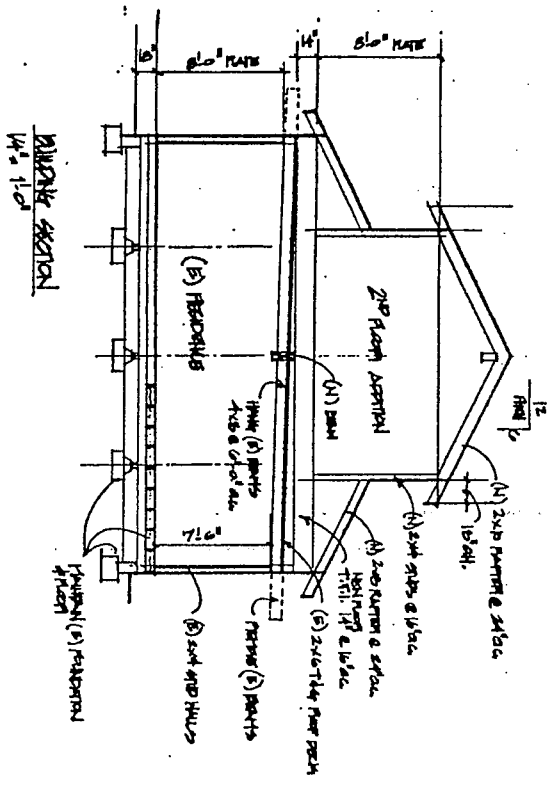
South Elevation



AVG. NATURAL GRADE: 1360.00

Proposed Materials

1. Siding: Shingles by "OSB" Redwood Architect 80 style, cedar Duffwood
2. Windows: Wood clad windows by "Marvin" 1" value to match existing windows
3. Porch: Wood clad vinyl "Marvin" 1" value to match existing windows
4. Siding: Cedar wood clad vinyl "Marvin" value to match existing
5. Porch: Cedar wood clad vinyl "Marvin" value to match existing
6. Deck: Built, redwood wood, vinyl base
7. Foundation and Base: New "Rock" material with natural ground to match "Open"



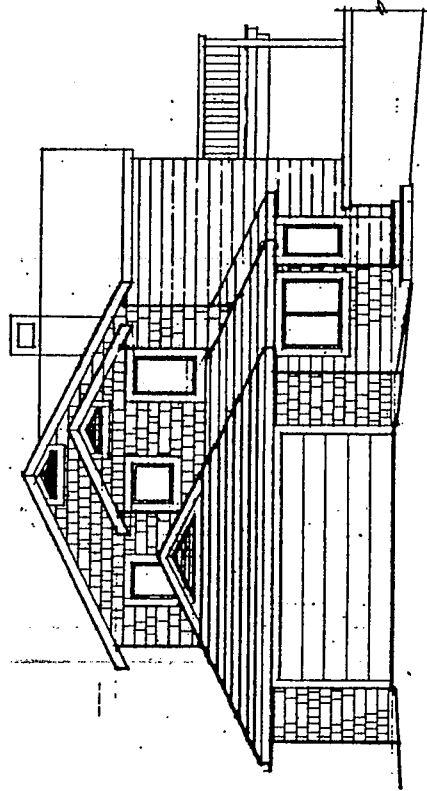
Structural Section  
1/4" = 1'-0"

Elevations

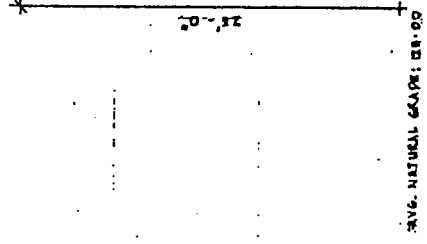
Masson Residence  
Remodel and Addition  
28000 Robinson Canyon Road

APH: 416-034-01A-000  
Ray Parke & Associates

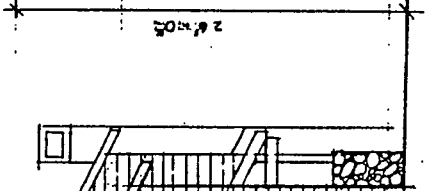
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Date	11/11/11
Scale	1/4" = 1'-0"
Author	
Checker	
Reviewer	
Approver	



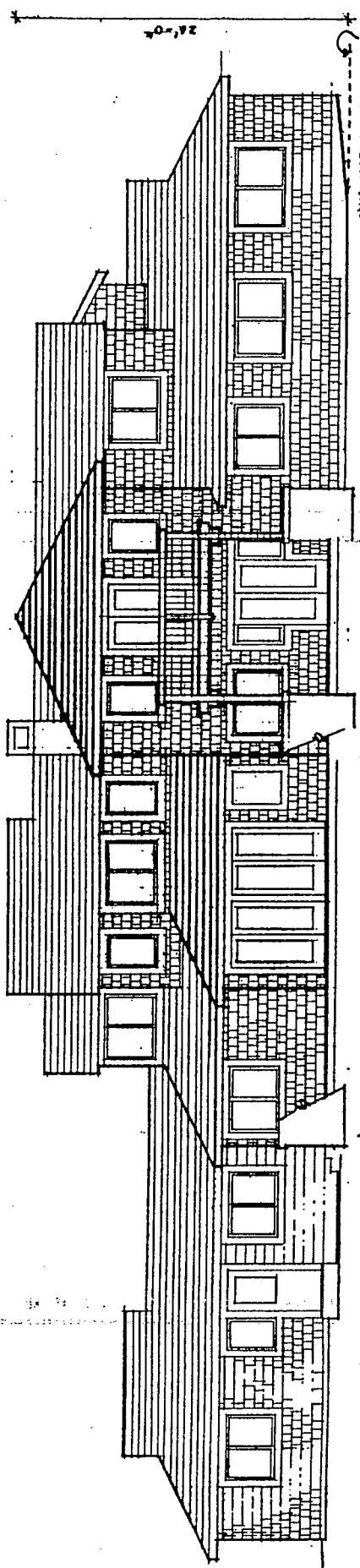
West Elevation



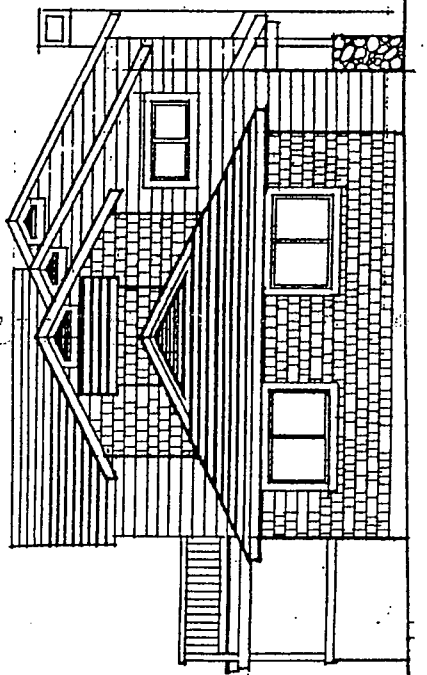
East Elevation



North Elevation



South Elevation



West Elevation



East Elevation



# MONTEREY COUNTY

**Planning and Building Inspection Department**  
230 Church St Bldg 1, Salinas, Ca 93902 (831) 755-5025; Fax (831) 755-5487  
2620 First Avenue, Marina, CA 93933 (831) 883-7500; Fax (831) 384-3261  
<http://www.co.monterey.ca.us/pbi>

## DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 416-024-013-000

PROJECT ADDRESS: 28000 ROBINSON CANYON ROAD, CARMEL VALLEY, CA 93923

PROPERTY OWNER: ANGEE MASSON Telephone: \_\_\_\_\_  
Address: 12201 CALIFA STREET Fax: \_\_\_\_\_  
City/State/Zip: VALLEY VILLAGE, CA 91607-1104 Email: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT: RAY PARKS & ASSOCIATES Telephone: 831-624-1647  
Address: P.O. BOX 5473 Fax: 831-626-0426  
City/State/Zip: CARMEL, CA 93921 Email: ray@ray.parks.com

PROJECT DESCRIPTION: *(see scope of work)* REMODEL AND ADDITION

MATERIALS TO BE USED: SHINGLE ROOF AND SIDING; NATURAL WOOD WINDOWS  
COLORS TO BE USED: AND TRIM; PAINT WHITE GEMENT PLASTER; INTEGRAL SAND  
PEBBLE

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 3.3.04

### FOR DEPARTMENT USE ONLY

ZONING: CDR/1-D-S-RA2  
GENERAL/AREA PLAN: CVMP  
ADVISORY COMMITTEE: CV  
RELATED PERMITS: UP - Explanation

LUAC REFERRAL:  YES  NO  
ADMINISTRATIVE APPROVAL:  YES  NO  
PUBLIC HEARING:  YES  NO  
DOES THIS CORRECT A VIOLATION?  YES  NO  
LEGAL LOT:  YES  NO

GIVEN OUT BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ADVISORY COMMITTEE RECOMMENDATION

APPROVAL  DENIAL  
For: 4 Against: 0 Abstain: 0  
Absent: 1

Was the Applicant Present?  YES  NO

Recommended Changes: \_\_\_\_\_  
See minutes

Signature: Tom Oliver   
Date: 4/5/04

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

CONDITIONS: See Resolution 040065

APPROVED BY: [Signature] DATE: 10/27/05

PROCESSED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

# STATEMENT OF PLANNING PROJECT SCOPE OF WORK

PLEASE CHECK "YES" OR "NO" FOR ALL BOXES

- |     | Yes                                 | No                                  |   |
|-----|-------------------------------------|-------------------------------------|---|
| 1.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is for residential use.   |
| 2.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is for commercial use.  |
| 3.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is for agriculture use.   |
| 4.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is for industrial use.  |
| 5.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is public or quasi-public.  |
| 6.  | <input type="checkbox"/>            | <input type="checkbox"/>            | Project includes a subdivision/lot line adjustment.   |
| 7.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is for a cell site, telecom (digital) communication facility/site.  |
| 8.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes construction of new structures.  |
| 9.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes enlarging, altering, repairing, moving, improving or removing an existing structure.<br>If "yes", describe <u>ADDITIONS TO EXISTING STRUCTURE</u>  |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes demolition work.<br>If "yes", describe <u>DEMOLITION OF INTERIOR WALLS</u>   |
| 11. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes replacement and/or repair of fifty percent (50%) or more of the exterior walls of a structure.   |
| 12. | <input type="checkbox"/>            | <input type="checkbox"/>            | Project includes a historical structure or a structure more than fifty (50) years old.  |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes an accessory structure(s).<br>If "yes", describe _____   |
| 12. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes the placement of a manufactured home, mobile home, modular or pre-fabricated unit<br><input type="checkbox"/> private property <input type="checkbox"/> park installation _____ (mobile home park) |
| 13. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes retaining walls, sea wall, riprap.   |
| 14. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system.  |
| 15. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.  |
| 16. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is associated with a new or improvements to a water system _____ number of connections  |
| 17. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal of trees:<br>If "yes", type, size & number _____   |
| 18. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes removal or placement of vegetation.<br>If "yes", type, size & number _____   |
| 19. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project includes grading, dirt importation, dirt removal and/or drainage changes.   |
| 20. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is visible from a public area: (public road, park, slough, beach, trail)  |
| 21. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located on a slope/hillside: (30 percent (25 percent-North County)   |
| 22. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is located within 50 feet of a bluff.   |
| 23. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands.<br>If "yes", describe <u>CARMEL RIVER</u>   |
| 24. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project includes the use of roofing materials that are different in type and/or color from the original materials.<br>If "yes", describe <u>FLAT ROOF TO PITCH ROOF w/ CEDAR SHINGLES</u>                           |
| 25. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project is a change or modification to an approved application.   |
| 26. | <input type="checkbox"/>            | <input type="checkbox"/>            | Project involves or includes an existing or proposed trail or easement.   |
| 27. | <input type="checkbox"/>            | <input type="checkbox"/>            | Project involves new, change or modifications to existing utilities and/ or power lines.  |

PLEASE DESCRIBE COMPLETELY AND FULLY THE PROJECT YOU ARE APPLYING FOR.  
INCLUDE INFORMATION ON ALL QUESTIONS ANSWERED WITH A "YES" BELOW.

REMODEL & ADDITION TO EXISTING RESIDENCE.

I hereby certify that the above information is complete and correct. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

[Signature]  
Signature

3-3-04  
Date

It is unlawful to alter the substance of any official form or document of Monterey County.