

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 050143

APN# 009-421-009-000
FINDINGS & DECISION

In the matter of the application of
AURNER ROBERT R II (PLN050143)

Combined Development Permit consisting of (1) a Coastal Administrative Permit to allow the construction of a 1,800 square foot two-story single family dwelling with a 1,372 square foot basement and garage along with associated grading (1075 cubic yards of cut for the driveway, the excavation of the basement and for site improvements); (2) a Coastal Development Permit to allow the removal of one 20" (diameter at breast height) Monterey cypress tree; and (3) a Design Approval. The project is located at 2376 Bayview Ave, Carmel. The project came on regularly for hearing before the Zoning Administrator on August 25, 2005.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The Project, as conditioned is consistent with applicable plans and policies, the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

EVIDENCE:

- (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Carmel Area Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN050143.
- (b) Project planner conducted an on-site inspection on April 5, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
- (c) The project for a single family home is an allowed use, in accordance with Section 20.12.040 of the Title 20 Monterey County Zoning Ordinance.
- (d) The parcel is zoned Medium Density Residential, 2 units/acre, Design Control District, with an 18 foot height limit, Coastal Zone ("MDR/2-D(18)(CZ)"). The project is in compliance with the Site Development Standards for a Medium Density Residential District in accordance with Section 20.12.060 of the Title 20 Monterey County Zoning Ordinance.
- (e) 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 PLN050143.

2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Pebble Beach Community Services District. Conditions recommended have been incorporated.
 - (b) Technical reports by outside archaeology, arborist, biological and geotechnical consultants indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. "Preliminary Investigation of Cultural Resources" prepared by Achasta Archaeological Services, Pacific Grove, CA, April, 2005. "Arborist Report" prepared by Frank Ono, Certified Arborist, Pacific Grove, CA, April, 2005. "Biological Resources Survey" prepared by Craig Hohenberger, Pacific Grove, CA, April 2005. "Geotechnical Investigation" prepared by Tharp & Associates, Inc., Aptos, CA, June, 2005. Reports are in Project File PLN020373.
 - (c) Staff conducted an on-site visit on April 5, 2005 to verify that the site is suitable for this use.
 - (d) Necessary public facilities are available and will be provided.

3. FINDING: CEQA (Exempt): - The project is exempt from environmental review.

- EVIDENCE:**
- (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.
 - (b) No adverse environmental effects were identified during staff review of the development application during site visits on April 4, 2005
 - (c) Development of the single family dwelling is within a residential and urbanized zone. Tree removal is minimal. There are no unusual circumstances related to the project or property.

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

5. FINDING: PUBLIC ACCESS - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey of the Title 20 Monterey County Zoning Ordinance, can be demonstrated.

- EVIDENCE**
- (a) The subject property is not described as an area where the Local Coastal Program requires access.
 - (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 3, the Public Access Map, of the Carmel Area Land Use Plan.
 - (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - (d) Staff site visit on April 5, 2005.

6. **FINDING: TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Area Land Use Plan and Coastal Implementation Plan (Part 4).

EVIDENCE: (a) Section 20.146.060.D.3 of the Monterey County Coastal Implementation Plan, Part 4, states that “Removal of native trees shall be limited to that which is necessary for the proposed development. Prior to the application being considered complete, the development shall be adjusted for siting, location, size and design as necessary to minimize tree removal.” The project proposes to remove one 20-inch Monterey Cypress for the new driveway. The driveway has been sited to avoid the removal of native trees as much as possible. Due to the constrained lot, there are no other alternatives for location of the driveway.

(b) The potential impact to native trees close to the proposed development was assessed in the Arborist report. The original project was redesigned to lessen the impact on a 60-inch Monterey cypress located in the south west corner of the lot; the siting of the dwelling at this location plus the recommended conditions of approval for protection of the tree, would further reduce the impacts on the tree. Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.

(c) A condition has been added that the applicant record a notice stating that an Arborist report has been prepared and any tree removal be in accordance with the approved plan. This would assure that future development on the parcel would not negatively affect the 60-inch Monterey cypress tree.

(d) An Arborist report prepared by Frank Ono, Certified Arborist, dated April 21, 2005. Report is in Project File PLN050143.

7. **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: Preceding findings and supporting evidence.

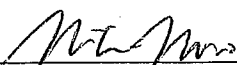
8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Section 20.86.030.A of the Monterey County Title 20 Zoning Ordinance.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 25th day of August, 2005.



MIKE NOVO
ZONING ADMINISTRATOR

SEP 12 2005

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

SEP 22 2005

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect. Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.
Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.
2. This permit expires 2 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: Aurner

File No: PLN050143

APNs: 009-421-009-000

Approval by: Zoning Administrator

Date: August 25, 2005

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

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
✓ 1		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN050143) permit consisting of (1) a Coastal Administrative Permit to allow the construction of a 1,800 sq. ft. two-story single family dwelling with a 1,372 sq. ft. basement and garage along with associated grading (1,075 cubic yards of cut for the driveway, the excavation of the basement and site improvements); (2) a Coastal Development Permit to allow the removal of one 20-inch Cypress tree; and (3) a Design Approval.. The property is located at 2376 Bayview Ave., Carmel (Assessor's Parcel Number 009-421-009-000), Carmel Area Land Use Plan. 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. (Planning and Building Inspection)</p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/ Applicant</p>	<p>Ongoing unless other-wise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
✓ 2		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 050413) was approved by the Zoning Administrator for Assessor's Parcel Number 009-421-009-000 on August 25, 2005. The permit was granted subject to 20 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." 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. (Planning and Building Inspection)</p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of grading and building permits or start of use.</p>	
✓ 3		<p>PBD030 - STOP WORK - RESOURCES FOUND 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. (Planning and Building Inspection)</p>	<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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

<i>Permit Cond. Number</i>	<i>Ming. 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		<p>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)</p>	<p>1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.</p> <p>2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.</p>	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
5		<p>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. 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 be</p>	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	Prior to Issuance of Grading and Building Permits	

<i>Permit Cond. Number</i>	<i>Ming. 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>
		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 Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	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.	Owner/ Applicant	At least 60 days prior to final inspection or occupancy	
6		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
7		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Arborist report has been prepared for this parcel by Frank Ono, Certified Arborist, dated April 21, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050316. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	

<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>
✓ 8		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Report has been prepared for this parcel by Achasta Archaeological Services, dated April, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050318. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
✓ 9		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Biological Report has been prepared for this parcel by Craig Hohenberger, Biologist, dated April 22, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB050315. All development shall be in accordance with this report." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
✓ 10		PBI – TREE PROTECTION (NON STANDARD) Trenching for the retaining wall and driveway located adjacent to the 60" diameter Monterey Cypress shall be done by hand where practical. Any roots greater than 3-inches in diameter shall be bridged or pruned appropriately. A qualified arborist shall be on site to monitor excavation activities that is expected to encounter tree roots. If at any time potentially significant roots are discovered, the arborist will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented. (Planning and Building Inspection)	Applicant to advise planner of trenching for an on site inspection. Provide signed contract with arborist for monitoring activities.	Owner/ Applicant Owner/ Applicant	Prior to the foundation inspection Prior to issuance of grading and building permits.	

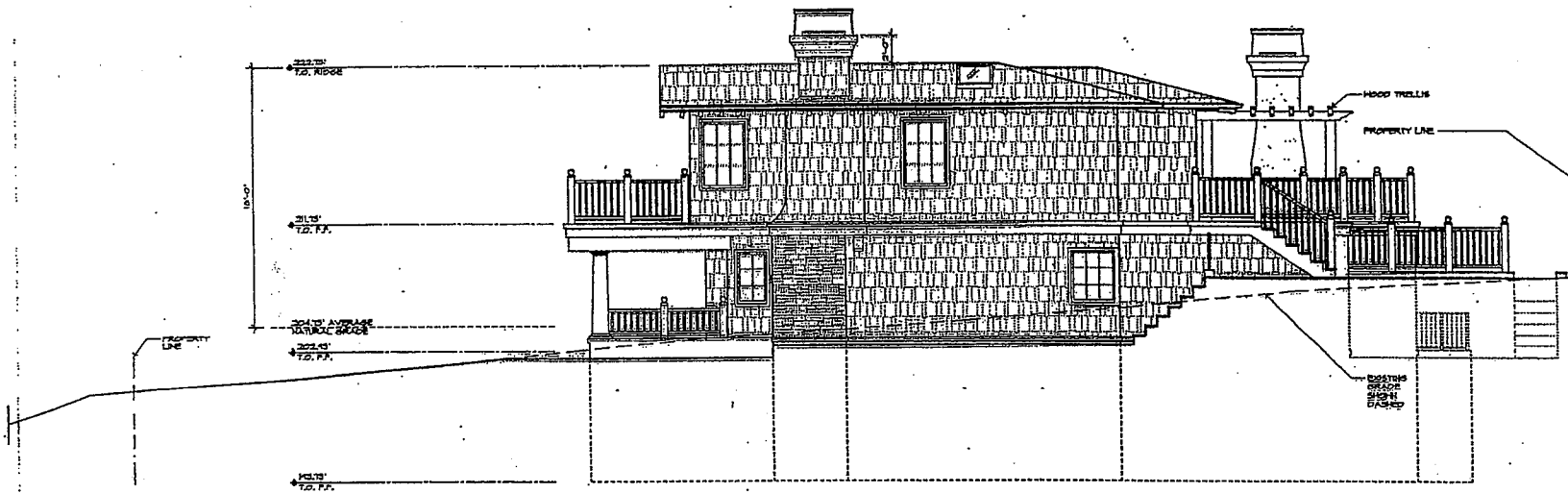
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
✓ 11		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
✓ 12		PBD040 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (Planning and Building Inspection)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection 2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits Prior to Final Inspection	
✓ 13		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
14		<p>WR40 - WATER CONSERVATION MEASURES 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.</p> <p>(Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	
✓ 15		<p>WR43 - WATER AVAILABILITY CERTIFICATION 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. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
✓ 16		<p>EH6 - WATER SERVICE CAN/WILL SERVE Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that California-American Water Company <u>can</u> and <u>will</u> supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)</p>	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	

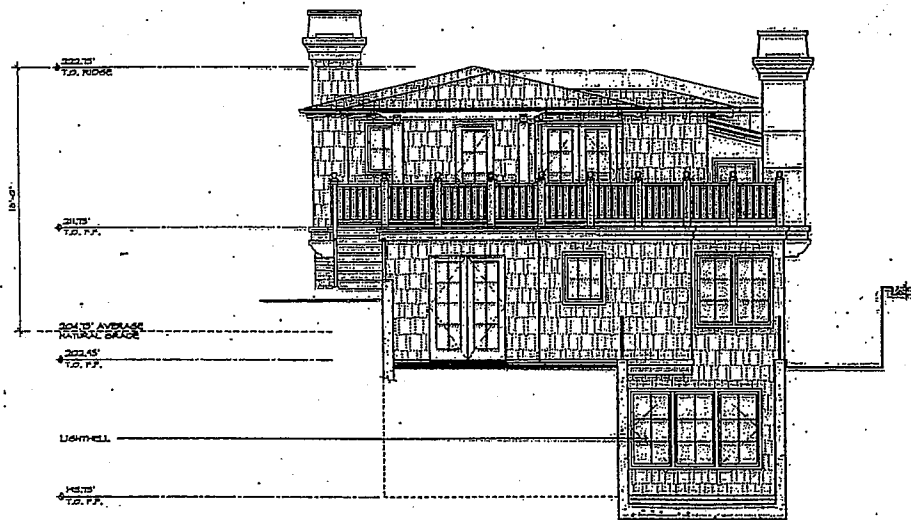
Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for actions to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
✓ 17		EH24 – SEWER SERVICE CAN/WILL SERVE Provide certification to the Division of Environmental Health that Carmel Area Wastewater District <u>can</u> and <u>will</u> provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
✓ 18		FIRE011 - ADDRESSES FOR BUILDINGS 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 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. (Carmel Highlands Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<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>
19		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
20		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

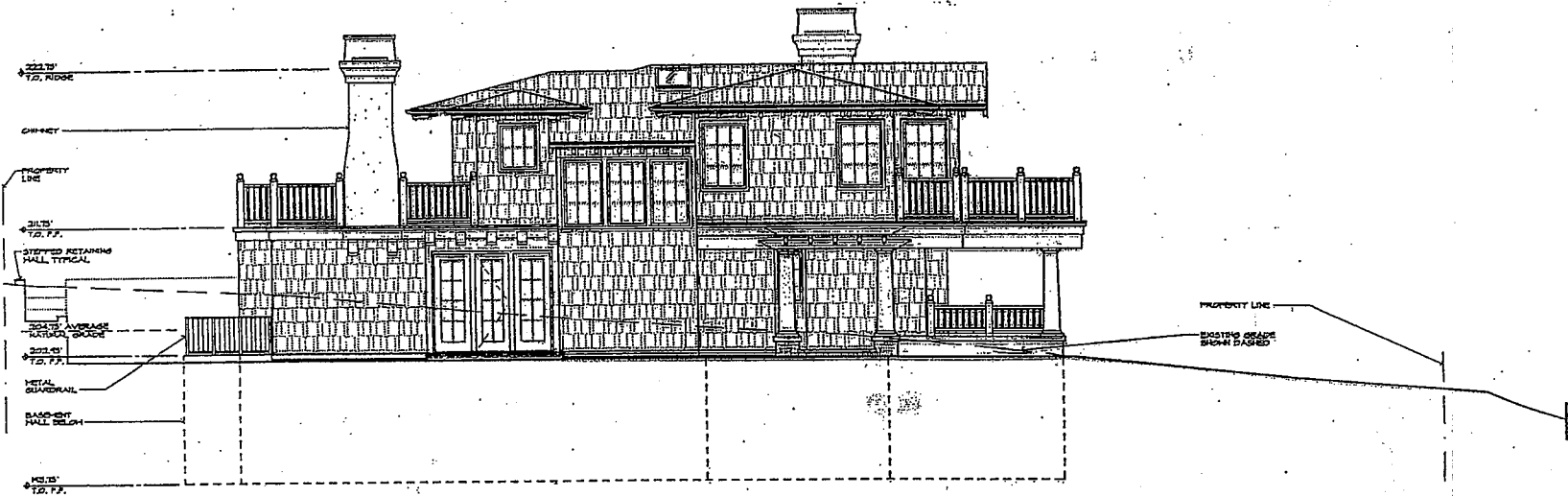
End of Conditions.



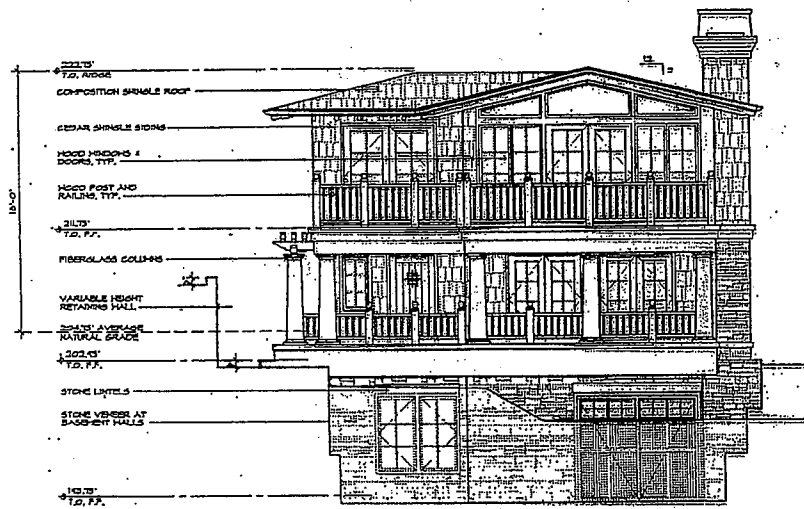
③ SIDE ELEVATION (WEST)



④ REAR ELEVATION (SOUTH)



① SIDE ELEVATION (EAST)



② FRONT ELEVATION (NORTH)

PACIFIC PENINSULA
ARCHITECTURE, Inc.
78 CAY COVE AVENUE, MENLO PARK, CA 94025
650.327.780 FAX: 650.327.1625 MET: 650.327.0547

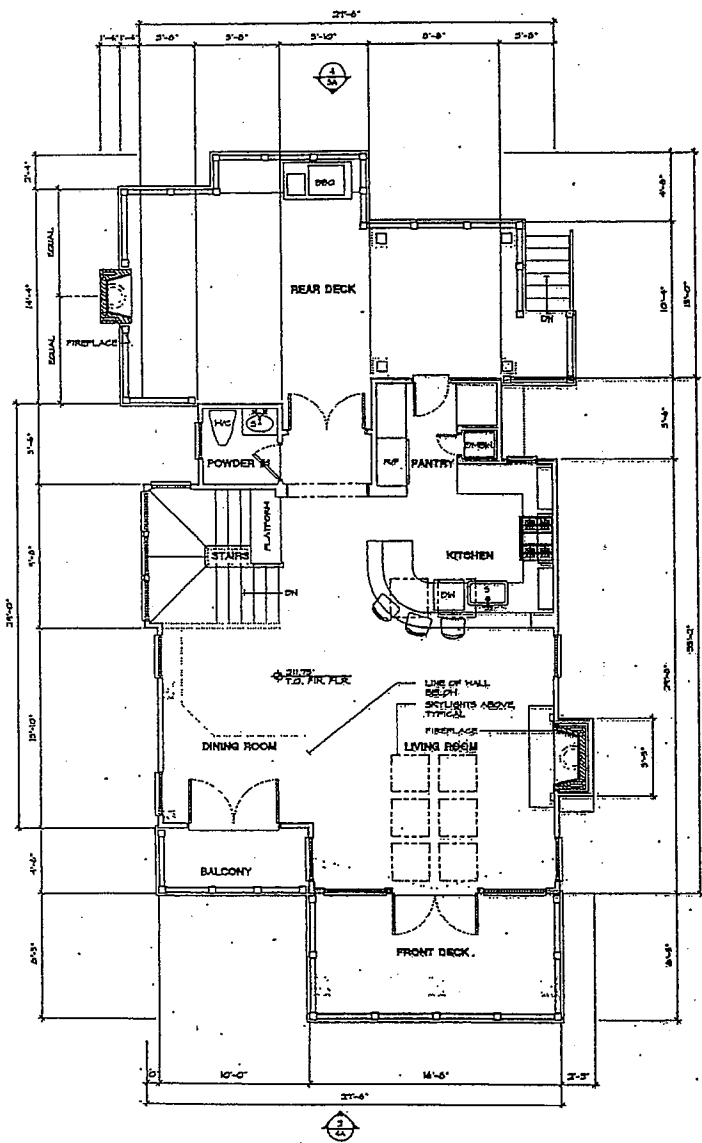
THE ARNER RESIDENCE
2376 BAY VIEW AVENUE, CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

1/4"=1'-0"

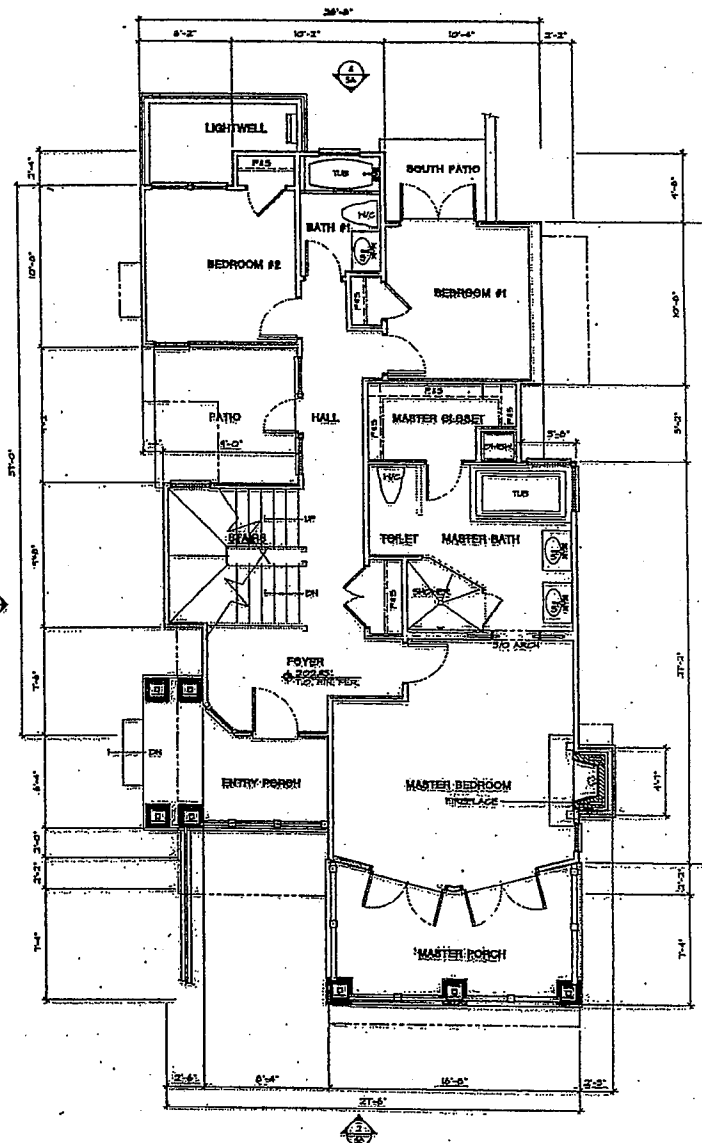
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12 MAY 2005

4A



SECOND FLOOR
1204 SF.



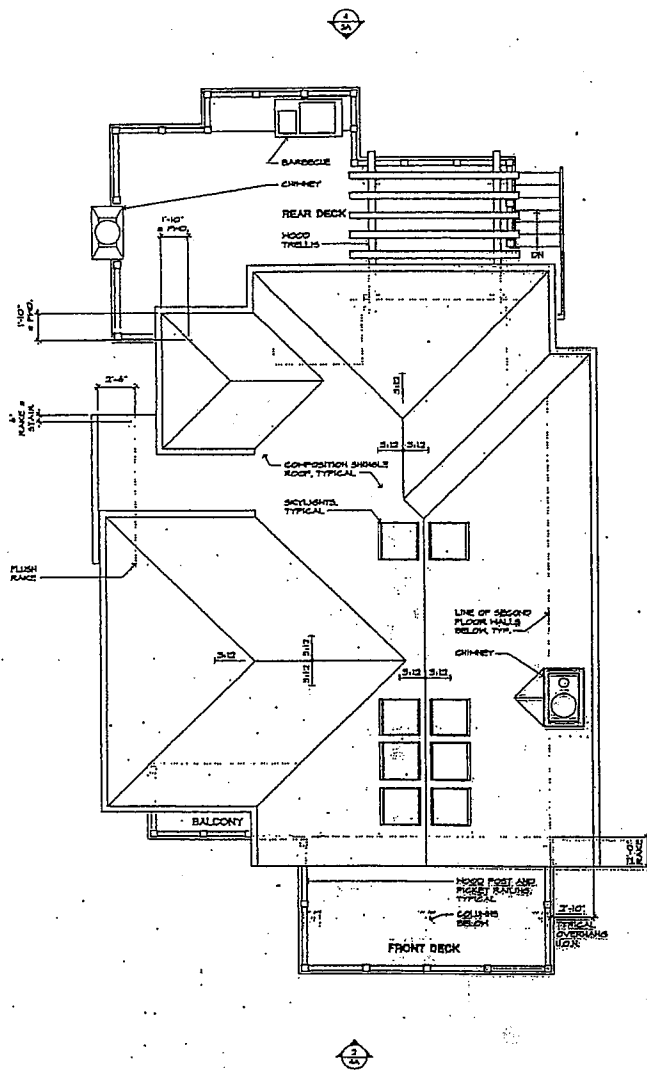
FIRST FLOOR
1263 SF.

PACIFIC PENINSULA
ARCHITECTURE, Inc.
78 OAK DRIVE, SUITE 100, SAN JOSE, CA 95128
408.274.1100 FAX 408.274.1101 WWW.PPAC.COM

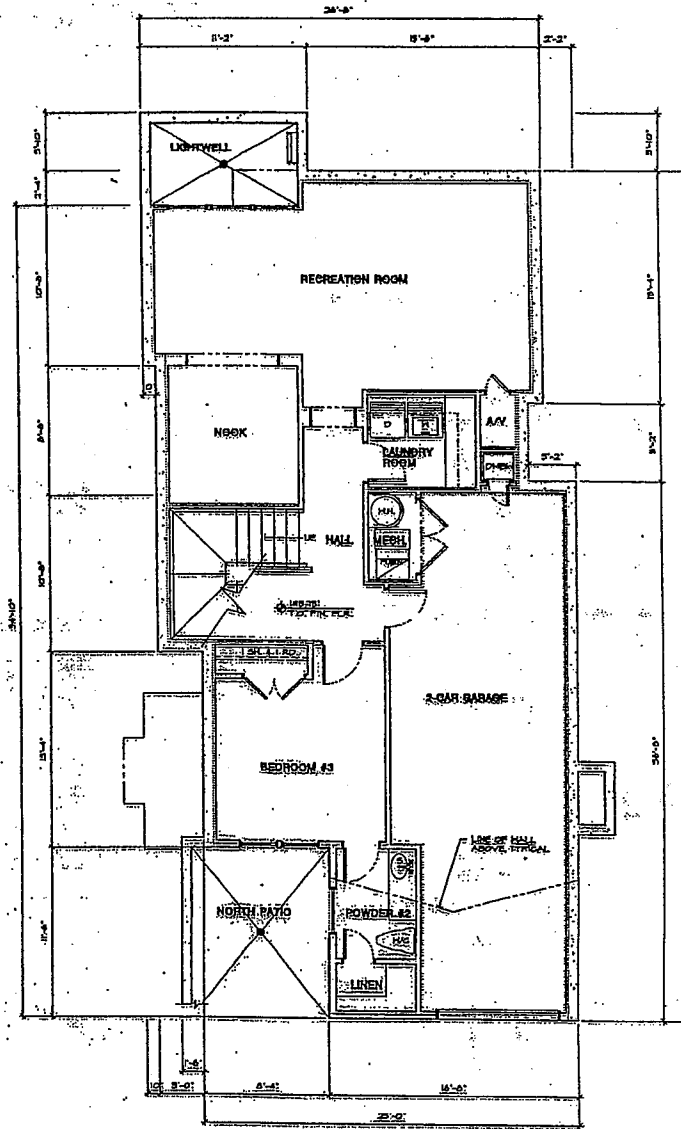
THE AURNER RESIDENCE
2376 BAY VIEW AVENUE, CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA



1/4"=1'-0"
CB
12 MAY 2005



ROOF PLAN



BASEMENT PLAN



PACIFIC PENINSULA
ARCHITECTURE, Inc.
78 CAY DRIVE, MENLO PARK, CA 94025
650.325.0700 FAX: 650.325.0701 WWW.PPA.COM

THE AURNER RESIDENCE
2376 BAY VIEW AVENUE, CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA



1/4"=1'-0"
CS
12 MAY 2005

2A

PROJECT INFORMATION

A.P.N.	009-421-001
SITE AREA	4,000 S.F. (1/4)
LEGAL DISC.	LOT 10, BLOCK 8-H, CARMEL ADDITION No. 7, MONTEREY COUNTY, CALIFORNIA
ZONING	MR-120 (C2)
AVERAGE NATURAL GRADE	204.15'
-8:1 FT LIMIT ALLOWED	19.0 FT
PROPOSED HEIGHT	222.15'
PROPOSED GRADING (CUT ONLY - NO FILL)	+30 C.Y. ABOVE GRADE 595 C.Y. BASECUT ± CUT-TO-BAY
TOTAL	1075 (1/3) CU YD TANKS OF CUT TO BE CUT-WALLED

FLOOR AREA RATIO

FLOOR AREA ALLOWED	45%	1,800.0 S.F.
FIRST LEVEL		1,040.0 S.F.
SECOND LEVEL		760.0 S.F.
F.A.R. PROPOSED	45%	1,714.4 S.F.
SECOND LEVEL, NOT INCLUDED IN F.A.R.U.		1,712.5 S.F.

SITE COVERAGE

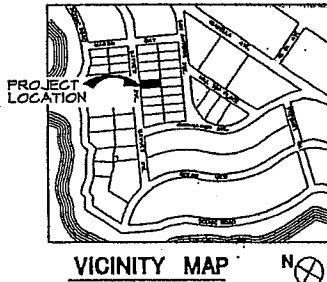
FOOTPRINT ALLOWED	35%	1,400.0 S.F.
FOOTPRINT PROPOSED		750.4 S.F.
REAR DECK		117.1 S.F.
NIGHT DECK		140.1 S.F.
BALCONY		49.0 S.F.
SALES COVER 50'		313.2 S.F.
TOTAL	34.5%	1,589.8 S.F.

PERVIOUS / IMPERVIOUS COVERAGE

DIRTY WALK	1321 S.F.	
DIRT FORTH	307 S.F.	
EAST STEPS	15.0 S.F.	
PATIO	30.3 S.F.	
WEST WALK	131.0 S.F.	
RETAINING WALLS	145.4 S.F.	
NORTH PATIO	165.4 S.F.	
SOUTH PATIO	1521 S.F.	
SOUTH STEPS	25.4 S.F.	
DRIVESHAY	3141 S.F.	
TOTAL S.F.	24%	1,712.5 S.F.

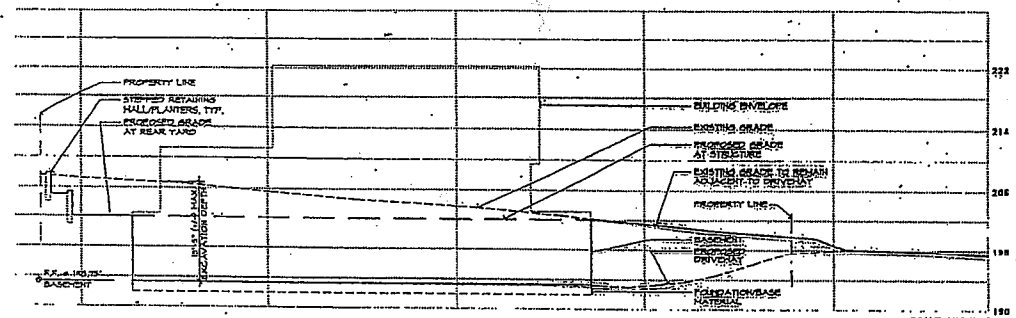
FIRE DEPARTMENT NOTES:

- FIRE SPRINKLERS REQUIRED** - THE RESIDENCE SHALL BE PROTECTED WITH APPROVED FIRE SPRINKLER SYSTEMS. FIRE SPRINKLERS ARE REQUIRED IN ATTACHED GARAGES. INSTALLATION, APPROVAL, AND MAINTENANCE SHALL BE IN COMPLIANCE WITH APPLICABLE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 130 AND LOCAL AMENDMENTS. THE EDITIONS OF WHICH SHALL BE DETERMINED BY THE ENFORCING JURISDICTION. PLANS FOR FIRE SPRINKLER SYSTEM(S) MUST BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. REPAIR INSPECTIONS MUST BE COMPLETED PRIOR TO RECEIVING A PERMITS INSPECTION FROM THE BUILDING INSPECTION DEPARTMENT.
- FIRE ALARM FLOW SWITCH** SHALL BE WIRED TO THE KITCHEN REFRIGERATOR CIRCUIT. ANY DEVIATIONS REQUIRE APPROVAL FROM THE FIRE DEPARTMENT.
- INTERIOR WALLS** TO BE FINISHED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE MARSHAL'S BUREAU. ALL INTERIOR WALLS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE MARSHAL'S BUREAU. ALL INTERIOR WALLS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE MARSHAL'S BUREAU. ALL INTERIOR WALLS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE MARSHAL'S BUREAU.
- ROOFING** - CLASS "A" OR "B" RESIDENTIAL - ROOF CONSTRUCTION SHALL BE A CLASS "A" OR CLASS "B" BUILDUP, AS DEFINED BY UNIFORM BUILDING CODE STANDARD 15-2. EFFECTIVE JANUARY 1, 2007. STATE LAW AREAS WITH VERY HIGH FIRE HAZARD SEVERITY ZONES, ROOF CONSTRUCTION SHALL BE A CLASS "A" BUILDUP. THIS REQUIREMENT SHALL APPLY TO ALL NEW CONSTRUCTION AND WHEN 50 PERCENT OR MORE OF AN EXISTING ROOF IS REPLACED WITHIN A ONE-YEAR PERIOD.
- CLEAR VEGETATION** - ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN A CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIES OR TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GRASSY COVERS PROVIDED THAT THEY DO NOT FORM A HAZARD OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE. ADDITIONAL PROTECTION OR FIREBREAK MAY BE REQUIRED HEREIN BECAUSE OF EXTRA HAZARDOUS CONDITIONS. A FIREBREAK OF ONE (1) TO TWO (2) FEET WIDE SHALL BE NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ALTERNATIVE FIRE PROTECTION TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING.

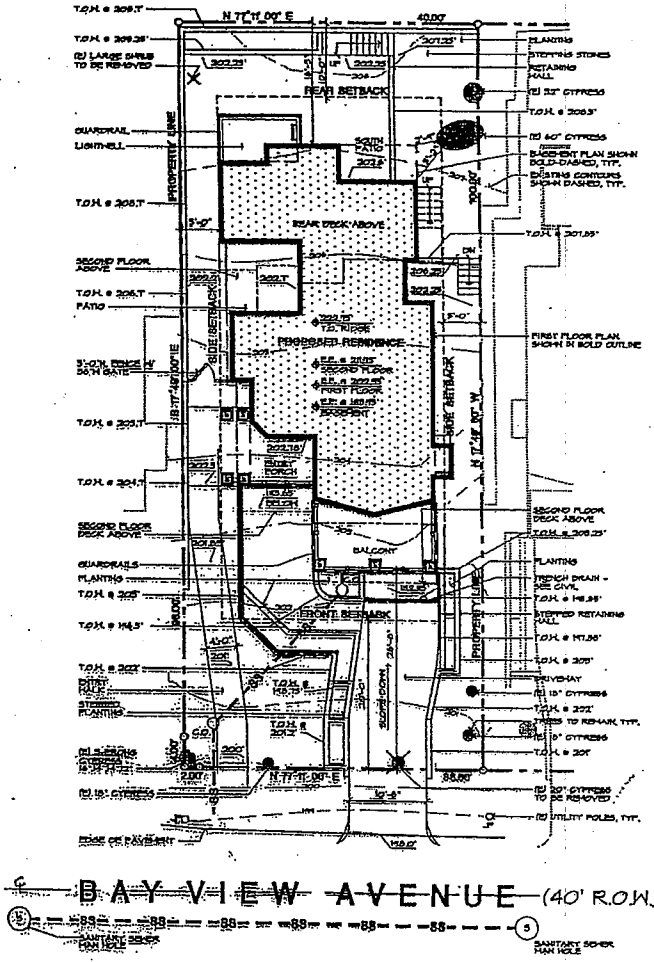


EROSION CONTROL NOTES:

- THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO OCEAN CREEKS AND/OR TRIBUTARIES.
- A SODIUM POLYACRYLAMIDE (SPAM) SHALL BE INSTALLED UPON THE EXPOSED SOIL SURFACE TO PREVENT EROSION AND TO STABILIZE THE SOIL SURFACE. ALL EXPOSED SOIL SURFACES SHALL BE COVERED WITHIN 14 DAYS OF EXPOSURE. ALL EXPOSED SOIL SURFACES SHALL BE COVERED WITHIN 14 DAYS OF EXPOSURE.
- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15). BY EXCESS IS THE INSTALLATION OF STORM DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES WILL BE COMPLETED.
- DURING THE RAINY SEASON ALL RAISED AREAS WILL BE KEPT CLEAR OF WASTE MATERIAL. AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT RUNOFF FROM THE SUBSEQUENT RAINFALL ENTERS THE STORM DRAINAGE SYSTEM.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REGIONAL AND FEDERAL GOVERNMENT FIELD MANUALS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, WITH EDITION DATED AUGUST 2002.

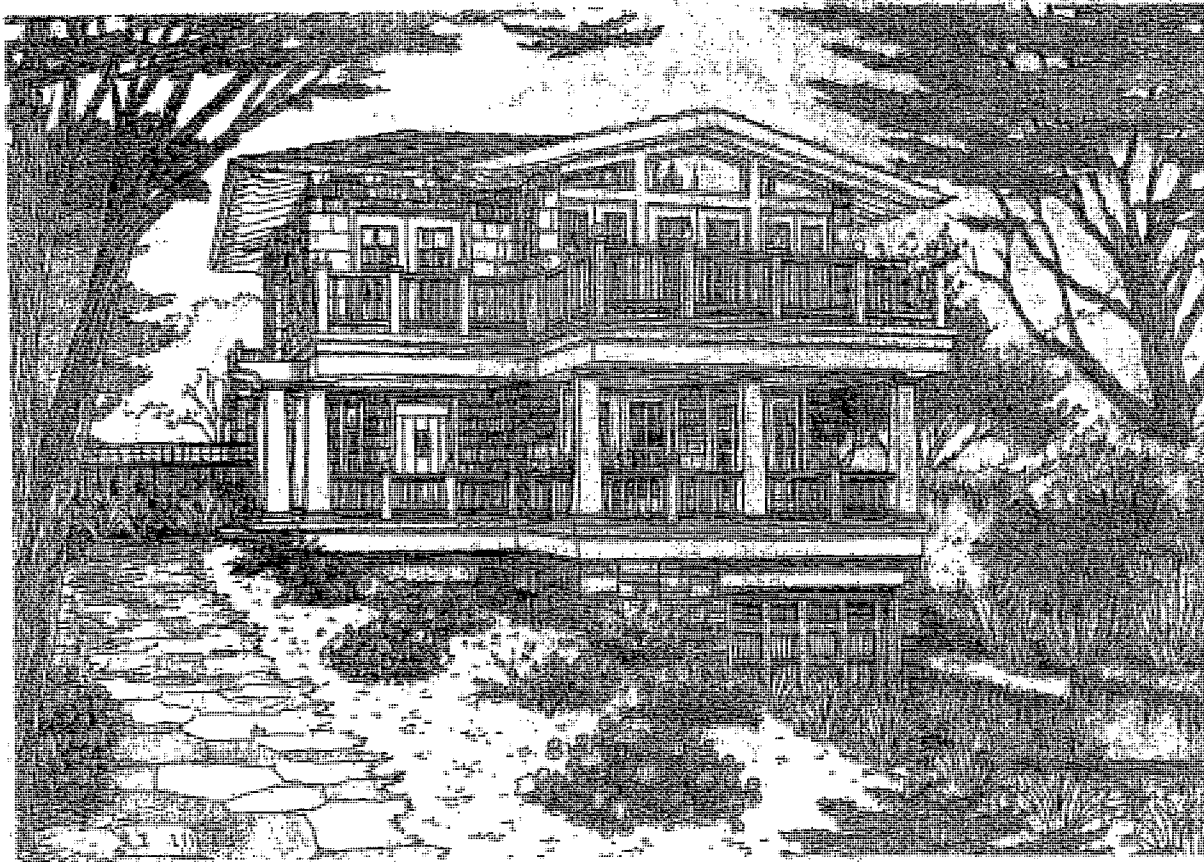


CONCEPTUAL GRADING SECTION



BAY VIEW AVENUE (40' ROW)

SITE PLAN



THE AURNER RESIDENCE

2376 BAY VIEW AVENUE, GARMEL, CALIFORNIA

OWNER:
ARCHITECT:

ROBERT R. AURNER II
PACIFIC PENINSULA ARCHITECTURE

JUDE C. KIRIK

12 MAY 2005