

JEFF MAIN  
ZONING ADMINISTRATOR

COUNTY OF MONTEREY  
STATE OF CALIFORNIA

RESOLUTION NO. 040672

A. P. #416-082-032-000

In the matter of the application of  
**JACK J/ARHLINE F ALIOTTI (PLN040672)**

**FINDINGS AND DECISION**

Combined Development Permit consisting of a Use Permit for development on slopes in excess of thirty percent and an Administrative Permit to allow the construction of an 830 square foot detached senior unit and a 1,226 square foot detached pool house in a Visually Sensitive (VS) District on a 10-acre parcel with grading of 97 cubic yards (cut cubic yards and fill cubic yards). The property is located at 26360 Jeanette Road, Carmel Valley (Assessor's Parcel Number 416-082-032-000), Greater Monterey Peninsula Area, came on regularly for meeting before the Zoning Administrator on December 14, 2006.

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

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.  
**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. 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 26360 Jeanette Road, Carmel Valley (Assessor's Parcel Number 416-082-032-000), Greater Monterey Peninsula Area Plan. The parcel is zoned RC/10-VS ("Resource Conservation, 10 acres per unit with Visual Sensitivity). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.  
(c) The project planner conducted a site inspection on July 24, 2006 to verify that the project on the subject parcel conforms to the plans listed above.  
(d) The parcel is described in Volume 18 of Parcel Maps page 115 (Assessor's Parcel Number 416-082-032-000).  
(e) The project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) meeting of May 17, 2006 for review. The LUAC reviewed this project and recommended it for approval, without additional recommendations or comments.  
(f) The project complies with the regulations for a senior citizen unit in accordance with Section 20.64.010.C. Condition #5 requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards.

- (g) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File PLN040672.

2. **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: Planning and Building Inspection, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, 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 conducted a site inspection on July 24, 2006 to verify that the site is suitable for this use.
- (c) Materials in Project File PLN040672.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e), categorically exempts construction of accessory structures.

- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 24, 2006.
- (c) See preceding and following findings and supporting evidence.

4. **FINDING:** **DEVELOPMENT ON SLOPES IN EXCESS OF 30% -** There is *no feasible alternative* which would allow development to occur on slopes of less than 30%. The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and applicable area plan than other development alternatives.

**EVIDENCE:** (a) Staff reviewed the project plans and visited the parcel for alternatives. The slope of the parcel, Visual Sensitivity and the narrowness of the available building area, limited the alternatives. Monterey County General Plan Goal 26 is to promote appropriate and orderly growth and development while protecting desirable existing land uses. This necessitates a balance of use and resource protection. Much of our county is steep and has the potential for significant visual impacts. In order to balance the use of the land and visual impacts, Monterey County General Pan Policy 26.1.10 states: *“The County shall prohibit development on slopes greater than 30%. It is the general policy of the County to require dedication of scenic easement on a slope of 30% or greater. Upon application, an exception to allow development on slopes of 30% or greater may be granted at a noticed public hearing by the approving authority for discretionary permits or by the Planning Commission for building and grading permits.”* Guideline 1.1.3 (GMP) states that *“The County shall take comprehensive measures to ensure protection of sensitive and highly sensitive scenic areas as shown on the Greater Monterey Peninsula Visual Sensitivity Map.”* The Greater Monterey Peninsula Area Plan’s Visual Sensitivity Map shows Laureles Grade Road as Visually Sensitive. The structures as designed could not fit into the small relatively level building area and have driveway access, with out either creating a significant visual impact to Laureles Grade Road or developing a small portion of the 30% slope on this parcel.

- (b) The structures as designed could not fit into the small relatively level building area, having driveway access, with out either creating a significant visual impact to Laureles Grade Road, developing within 100 feet of Laureles Grade Road, or developing a small portion of the 30% slope on this parcel.

Three alternative locations (Plan Sheet A-0.5.1) on the parcel were examined by the owner. First, the proposed site, this would have the Senior Unit proximate to the main residence, at driveway level, and not as visible from Laureles Grade Road however would require development on a portion of 30% slopes. The Second site ("A" on Plan Sheet A-0.5.1) is south of the house and up against the scenic easement established to limit the development on 30% and greater slopes. The Third ("B" on Plan Sheet A-0.5.1) site is the even closer to Laureles Grade Road increasing the visual impacts. Both the Second and Third alternatives are viable alternatives. However, these alternatives would increase the impacts on 30% slopes or create significant visual impacts from a public viewing area. The proposed site is considered optimal for these reasons. Also, Guideline 40.2.9 (GMP) requires the siting of new structures in this zoning minimize visual impacts. It states:

*"New development to be located in areas mapped as "sensitive" or "highly sensitive" and which will be visible from the scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required.*

- a) *Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials and landscaping;*
- b) *Development shall maintain no less than a 100' setback from the scenic route right-of-way;*
- c) *The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created;*
- d) *Tree removal shall be minimized;*
- e) *Landscape screening and restoration shall consist of plant and tree species consistent with surrounding native vegetation;*
- f) *Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and*
- g) *New development in open grassland areas shown as "sensitive" or "highly sensitive" on the Visual Sensitivity Map should minimize its impact on the uninterrupted viewshed.*
- h) *Exceptions to the above may be considered if compelling circumstances are demonstrated."*

To address the above list, the items will be addressed individually.

- a) The project plans demonstrate the siting as optimal in this instance. The plan elevations call out medium tan and green exterior colors, with a tile to match the existing single family residence. See Plan Sheet A-1.1.

Following this guideline only the proposed alternative is in compliance. See Plan Sheet A-0.5.1.

- a) Since the proposed site will utilize the existing driveway and is located further from Laureles Grade Road, no earth movement with the potential for permanently scarring is proposed. See Plan Sheet A-0.5.

- b) There are no trees proposed for removal for this project. See Plan Sheet A-0.5.
- c) Landscape Screening has been incorporated into the permit as Recommended Condition number 6.
- d) The Greater Monterey Peninsula Land Use Advisory reviewed the project at their May 17, 2006 meeting and recommended this project for approval. Their minutes are attached as Exhibit "D".
- e) The current viewshed is a mosaic of grassland, chaparral and live oak trees. This project has been conditioned to blend the existing native vegetation into the view of the structures by a landscape screen planting. See Recommended Condition number 6.

- (c) The project as conditioned is in compliance and an exception is not being requested in this permit. See file PLN040762.
- (d) Since the project site is adjacent to Laureles Grade Road which as covered above is designated a Scenic Route new structures must make accommodation to reduce its visual impact. Applicant shall plant a landscaping screen to soften and block the view of the new construction from Laureles Grade road. Guidelines 7.2.3 (GMP) and 26.1.9.1 (GMP).
- (e) The project planner conducted a site inspection on July 24, 2006 to verify that the project on the subject parcel site conforms to the plans listed above.
- (f) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File PLN040672.

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. Zoning violation abatement costs, 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.

6. **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.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040 B of Monterey County Zoning Ordinance Title 21.

### 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 14<sup>th</sup> day of December 2006.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN - 3 2007

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 JAN 13 2007

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 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: Jack J/Arhline F Aliotti**

**File No: PLN040672**

**APNs: 416-082-032-000**

**Approved by: Zoning Administrator**

**Date: December 14, 2006**

*\*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 Combined Development Permit (PLN040672) consisting of a Use Permit for development on slopes in excess of thirty percent and an Administrative Permit to allow the construction of an 830 square foot senior unit and a 1,226 square foot pool house in a Visually Sensitive (VS) district on a 10-acre parcel. The project also includes approximately 97 cubic yards of Cut and fill. The property is located at 26360 Jeanette Road, Carmel Valley (Assessor's Parcel Number 416-082-032-000), Greater Monterey Peninsula 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. 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>[Resource Management Agency (RMA) - Planning]</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution No. 040672) was approved by the Planning Commission for Assessor's Parcel Number 416-082-032-000 on December 14, 2006. The permit was granted subject to 18 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning Department." Proof of recordation of this notice shall be furnished to the Director of Planning prior to issuance of building permits or commencement of the use.  <b>(RMA - Planning)</b></p>	Proof of recordation of this notice shall be furnished to Planning Dept.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		<p><b>PBD026 - NOTICE OF REPORT</b>  Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Soils report has been prepared for this parcel by Landset Engineers, dated July 29, 2005 and is on record in the Monterey County Planning Department Library No. LIB060604. All development shall be in accordance with this report." <b>(RMA - Planning)</b></p>	Proof of recordation of this notice shall be furnished to Planning Dept.	Owner/ Applicant	Prior to issuance of grading and building permits	
4		<p><b>PD014(B) - LIGHTING - EXTERIOR LIGHTING PLAN (VISUAL SENSITIVITY DISTRICT/ RIDGELINE DEVELOPMENT)</b>  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. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. 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 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 the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA - Planning)</b></p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

5		<p><b>PBD006 - DEED RESTRICTION - USE</b>  Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating: "The regulations applicable to the Administrative Permit for the Senior Unit and subject to the following regulations:</p> <ol style="list-style-type: none"> <li>1. An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet.</li> <li>2. The senior citizen unit shall not be occupied by more than two persons, one of whom shall be sixty years of age or handicapped.</li> <li>3. Not more than one senior citizen unit shall be permitted on any lot or parcel.</li> <li>4. The senior citizen unit shall conform with all of the zoning and development standards (lot coverage, height, setbacks, design, etc.) of the zoning district which governs the lot. A senior citizen unit attached to the principal residence shall be subject to the height, setback and coverage regulations of the principal residence. A senior citizen unit detached from the principal dwelling shall be treated as a habitable accessory structure in regard to height, and setbacks.</li> <li>5. The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the principal residence on-site and other residences in the area.</li> <li>6. One usable and accessible parking space shall be provided in addition to the parking required for the other uses on-site. Any garage or carport constructed in connection with the senior citizen unit is not considered part of the area of the unit, but is considered in the overall lot coverage.</li> <li>7. In areas not served by public sewer systems, senior citizen units shall not be permitted on lots of less than two acres.</li> <li>8. Senior citizen units shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.</li> <li>9. Senior citizen units are not permitted on any lot less</li> </ol>	Submittal of approved and Recorded Deed Restriction to the Planning Dept.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
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		than 10 acres where a guesthouse or a caretaker unit already exists. Such existing units may be converted to a senior citizen unit, subject to an Administrative Permit.				
		10. Subsequent subdivisions which divide the main residence from a senior citizen unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. 11. Prior to the issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the senior citizen unit. <b>(RMA-Planning)</b>				
6		<b>PBDSP001 Nonstandard- LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</b> 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 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 include screen planting to lessen the visual impacts of the new structures from Laureles Grade Road. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and 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 Planning 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. <b>(RMA-Planning)</b>	Submit landscape plans and contractor's estimate to Planning Dept. for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			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	Ongoing	

7		<p><b>PBD030 - STOP WORK - RESOURCES FOUND</b>          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 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. <b>(RMA - Planning)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning 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>	
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:          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.          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>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/ Applicant</p>	<p>Prior to final building inspection/occupancy</p>	
9		<p><b>WR45 - WELL INFORMATION</b>          The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. <b>(Water Resources Agency)</b></p>	<p>Submit all applicable well information to the Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of any grading or building permits</p>	

10		<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>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
11		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit 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. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
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. <b>(Salinas Rural Fire District)</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	
13		<b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be	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.	

		imposed by the local fire jurisdiction to provide the same practical effect. (Salinas Rural Fire District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
14		<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. (Salinas Rural Fire District)	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	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

15		<b>FIRE016 - SETBACKS</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. <b>(Salinas Rural Fire District)</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	
16		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Remove combustible vegetation from within a minimum of 30 feet of structures (may be up to 100 feet). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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>(Salinas Rural Fire District)</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	
17		<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 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>(Salinas Rural Fire District)</b>	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	

18		<b>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</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>(Salinas Rural Fire District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		<b>END OF CONDITIONS</b>				

# GREATER MONTEREY PENINSULA



APPLICANT: ALIOTTI

APN: 416-082-032-000

FILE # PLN040672



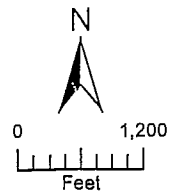
300' Limit



2500' Limit



City Limits



PLANNER: MUGAN





INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM SURVEY PROVIDED BY WHITSON ENGINEERING. SEE SHEET TS1

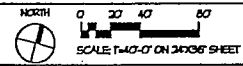
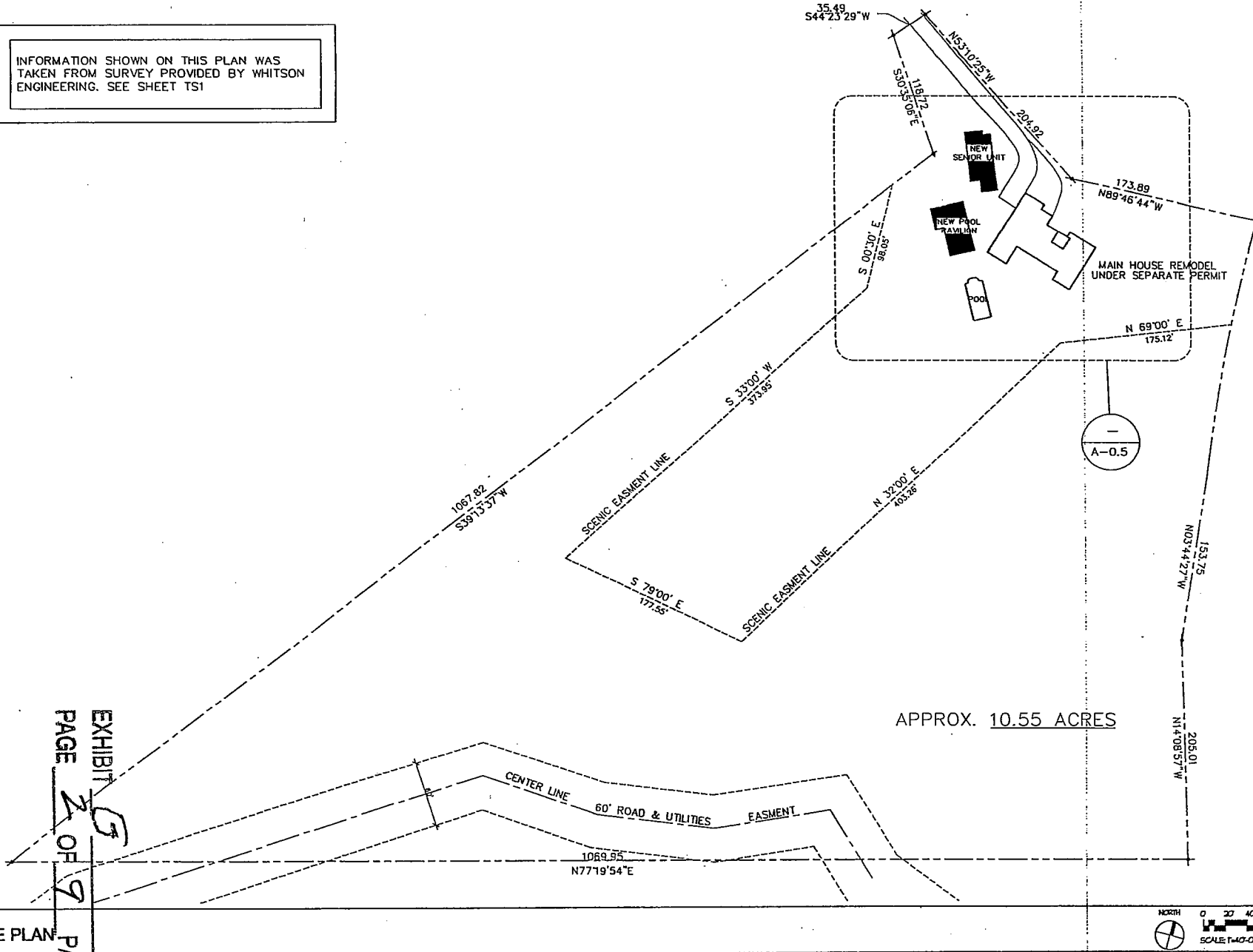


EXHIBIT 5  
 PAGE 2 OF 9  
 SITES PLAN PAGES



**BENAVIDES DESIGN GROUP**

ARCHITECTURE  
INTERIORS  
PLANNING

CASA ESTRADA, 2nd FLOOR  
400 TYLER STREET  
MONTEREY, CA 93940 U.S.A.  
PHONE: (831) 866-1783  
FAX: (831) 866-1784  
e-mail: parr@benavidesdesign.com



CONSULTANTS:

PROJECT NAME:  
**ALIOTTI SENIOR UNIT & POOL PAVILION**

26360 JENNETTE ROAD  
CARNEL VALLEY, CA  
APN: 46-063-082

ISSUE / REVISION	BY:
PERMIT SET 25 APRIL 2005	S.F.W. E.C.

SHEET TITLE:  
**SITE PLAN**

PROJECT: 102334  
SCALE: AS NOTED  
CHECKED: SJA

SHEET:

**A-0.4**

PERMIT SET 6 SEPTEMBER 2006



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CAROL VALLEY, CA  
A/P/N: 48-082-081

ISSUE / REVISION: BY:  
PERMIT SET S.F.W./  
28 APRIL 2005 E.C.

SHEET TITLE:  
**PARTIAL SITE PLAN**

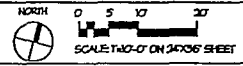
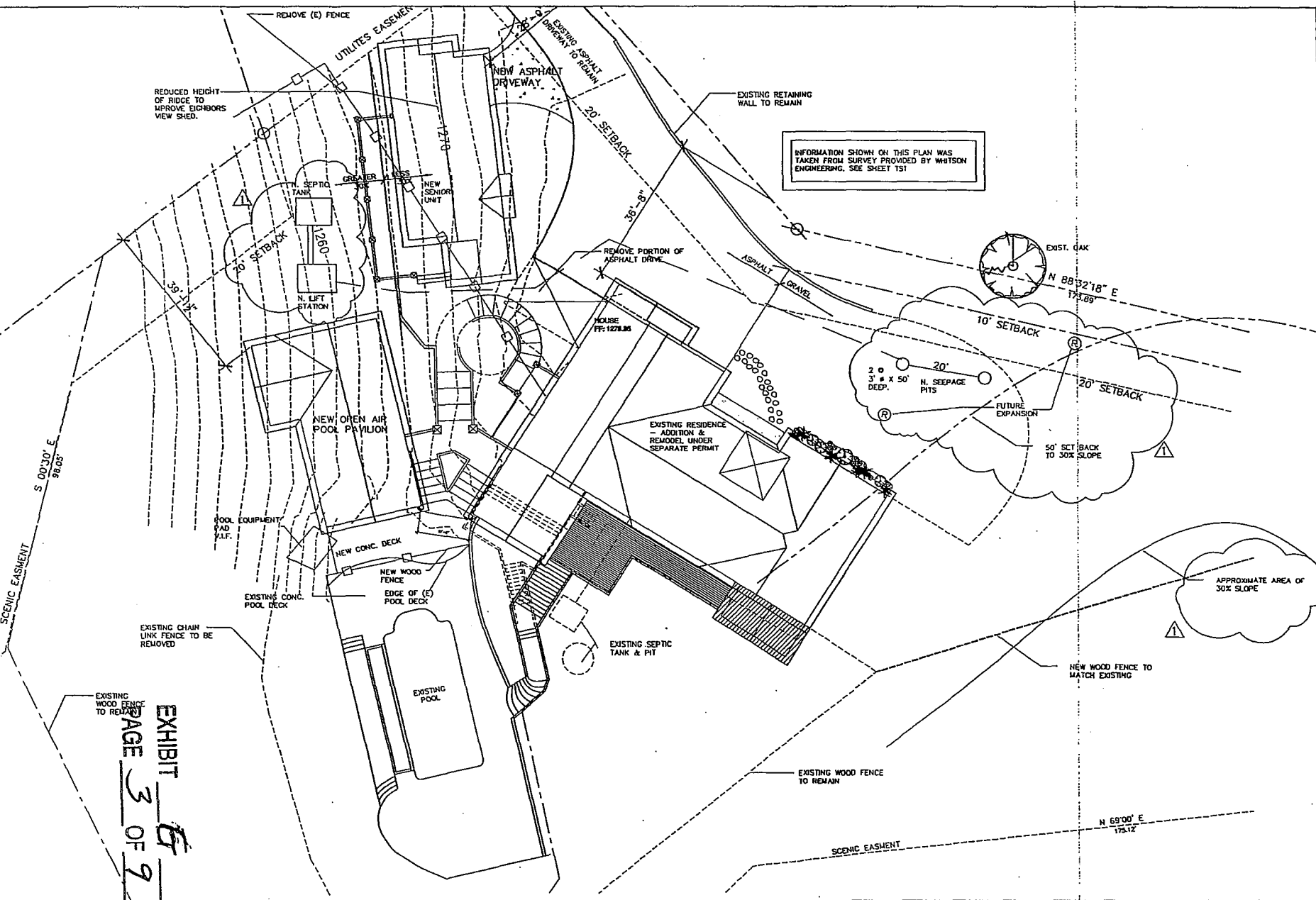
PROJECT: 003M  
SCALE: AS NOTED  
CHECKED: S.A.

SHEET:

**A-0.5**

6 SEPTEMBER 2006  
P E R M I T S E T

INFORMATION SHOWN ON THIS PLAN WAS  
TAKEN FROM SURVEY PROVIDED BY WHITSON  
ENGINEERING. SEE SHEET T51



REDUCED HEIGHT  
OF RIDGE TO  
IMPROVE NEIGHBORS  
VIEW SHED.

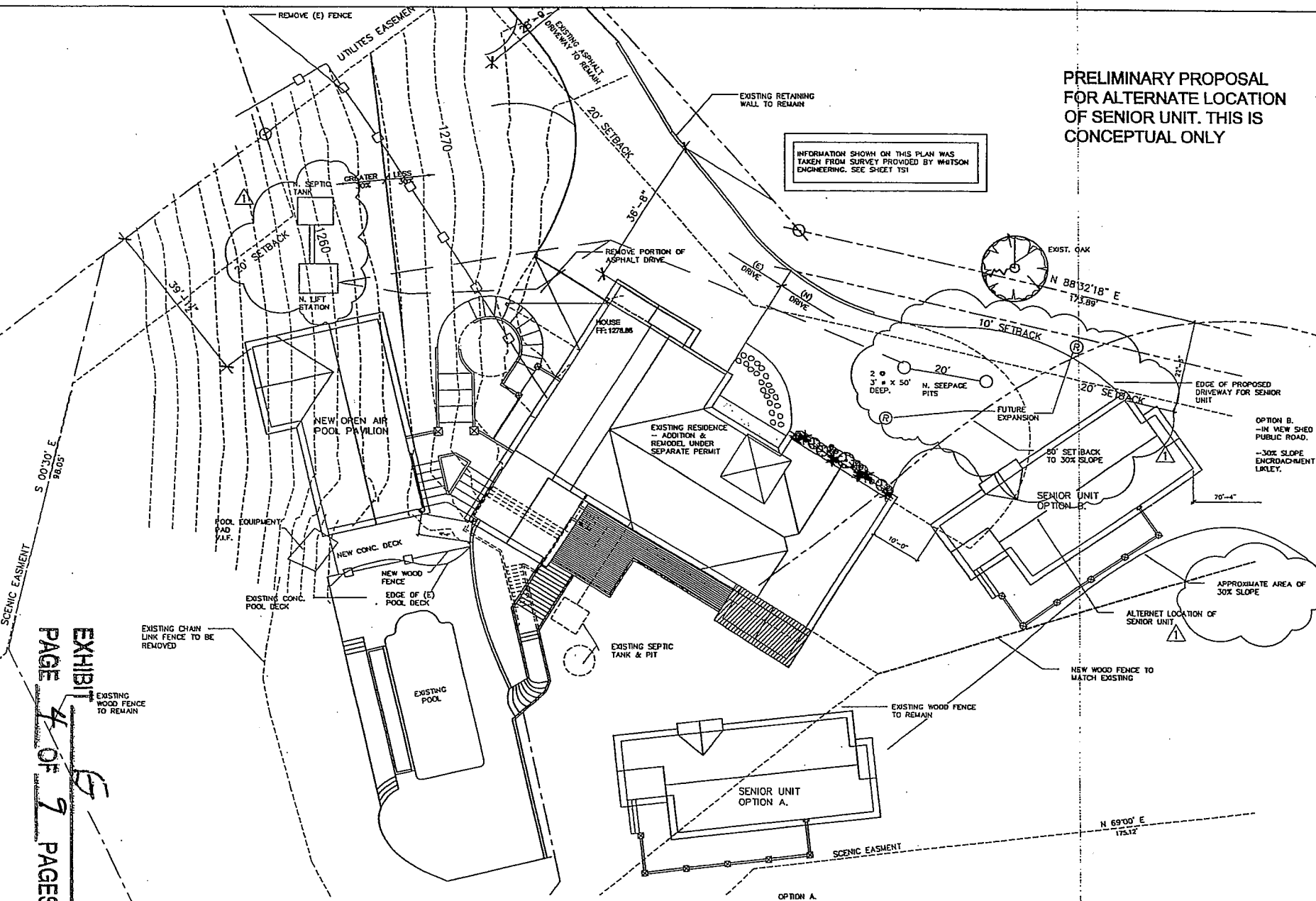
S 00°30' E  
88.03'

SCENIC EASEMENT

EXHIBIT  
**5**

PAGE 3 OF 9  
PAGES

PARTIAL SITE PLAN



INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM SURVEY PROVIDED BY WHITSON ENGINEERING. SEE SHEET 151

**PRELIMINARY PROPOSAL FOR ALTERNATE LOCATION OF SENIOR UNIT. THIS IS CONCEPTUAL ONLY**



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CARPENTERS VALLEY, CA  
A.P.N.: 46-063-022

ISSUE / REVISION: BY:  
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SHEET TITLE:  
**ALTERNATE SITE PLAN**

PROJECT: #0234  
SCALE: AS NOTED  
CHECKED: S.B.

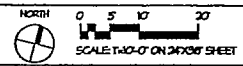
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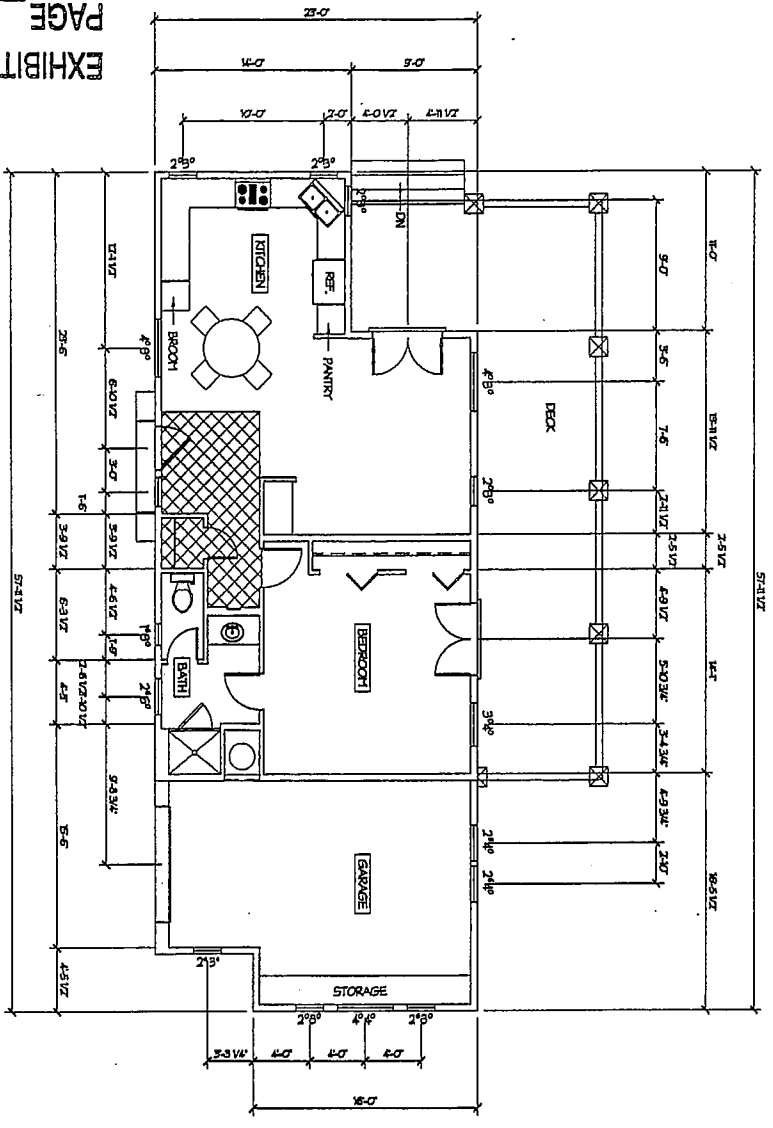
**A-0.5.1**

PERMIT SET 6 SEPTEMBER 2006

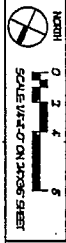
EXHIBIT F  
PAGE 4 OF 9 PAGES

**ALTERNATE PARTIAL SITE PLAN**

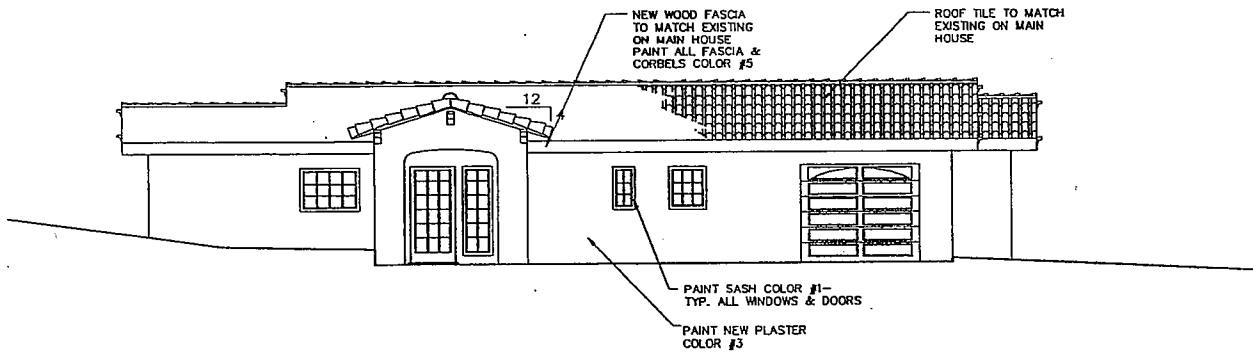




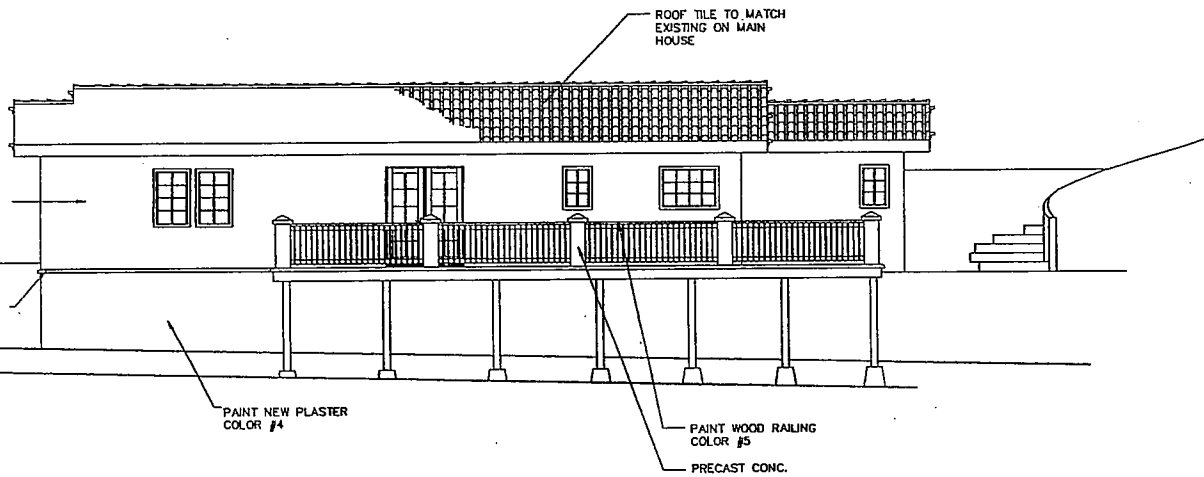
SF DATA	
LIVING AREA	867 SF
GARAGE AREA	340 SF
TOTAL STRUCTURE	1207 SF
DECK AREA	432 SF
TOTAL COVERAGE	1639 SF



	<b>BENAVIDES DESIGN GROUP</b> ARCHITECTURE INTERIORS PLANNING
	2350 BARTLEBOUR CARLE VALLEY, CA ADRIAN MCQUINN
PROJECT NAME: ALLOTTI SENIOR UNIT & POOL PAVILION	SHEET TITLE: SENIOR UNIT FLOOR PLAN
DATE / REVISION: 25 APRIL 2005	PROJECT NO: 0011
SCALE: AS SHOWN	ORDER: SA
SHEET:	A-1.0



A. PROPOSED EAST ELEVATION



B. PROPOSED WEST ELEVATION

KEY NOTES

COLOR CHART

COLOR #1	SW 2861	AVOCADO
COLOR #2	SW 5178	CLARY SAGE
COLOR #3	SW 6155	RICE GRAIN
COLOR #4	SW 6150	UNIVERSAL KHAKI
COLOR #5	SW 6069	FRENCH ROAST
COLOR #6	SW 3125-P	RANCH OAK
PRECAST:	STEPSTONE	ALMOND #506



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A.P.N.: 46-083-032

ISSUE / REVISION:	BY:
PERMIT SET 25 APRIL 2005	G.F.W. E.C.

SHEET TITLE:  
SENIOR UNIT  
WEST & EAST  
ELEVATIONS

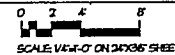
PROJECT: 10234  
SCALE: AS NOTED  
CHECKED: S.B.

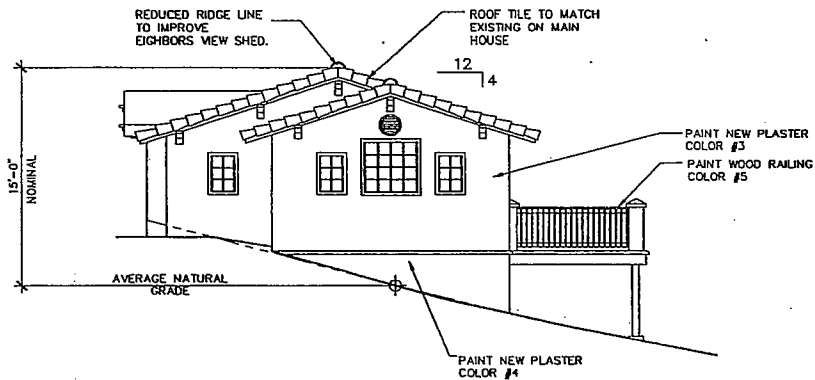
SHEET:

A-1.1

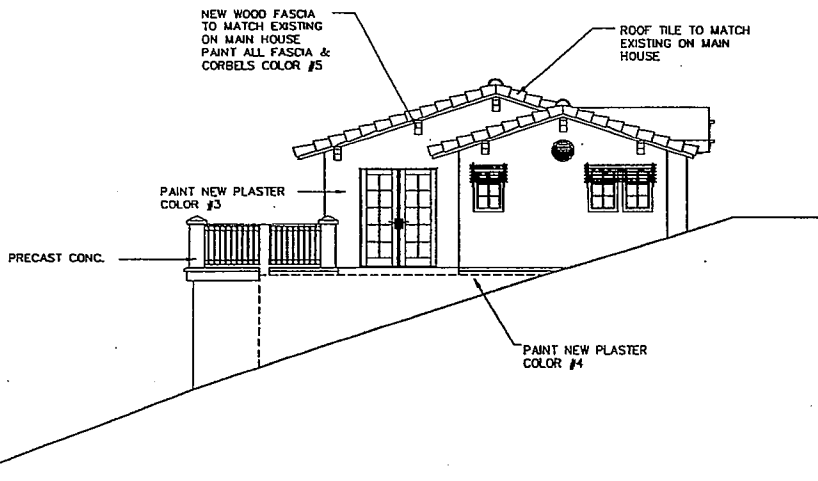
6 SEPTEMBER 2006 PERMIT SET

EXHIBIT  
PAGE 6 OF 9 PAGES





C. PROPOSED NORTH ELEVATION



D. PROPOSED SOUTH ELEVATION

KEY NOTES

COLOR CHART

COLOR #1	SW 2861	AVOCADO
COLOR #2	SW 6178	CLARY SAGE
COLOR #3	SW 6155	RICE GRAIN
COLOR #4	SW 6150	UNIVERSAL KHAKI
COLOR #5	SW 6059	FRENCH ROAST
COLOR #6	SW 3125-P	RANCH OAK
PRECAST:	STEPSTONE	ALMOND #506



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ISSUE / REVISION:	BY:
PERMIT SET 25 APRIL 2005	S.F.W. E.C.

SHEET TITLE:  
**SENIOR UNIT  
NORTH & SOUTH  
ELEVATIONS**

PROJECT: 10314  
SCALE: AS NOTED  
CHECKED: S.B.

SHEET:

**A-1.2**

6 SEPTEMBER 2006 PERMIT SET

EXHIBIT 5  
PAGE 7 OF 9 PAGES

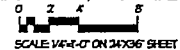
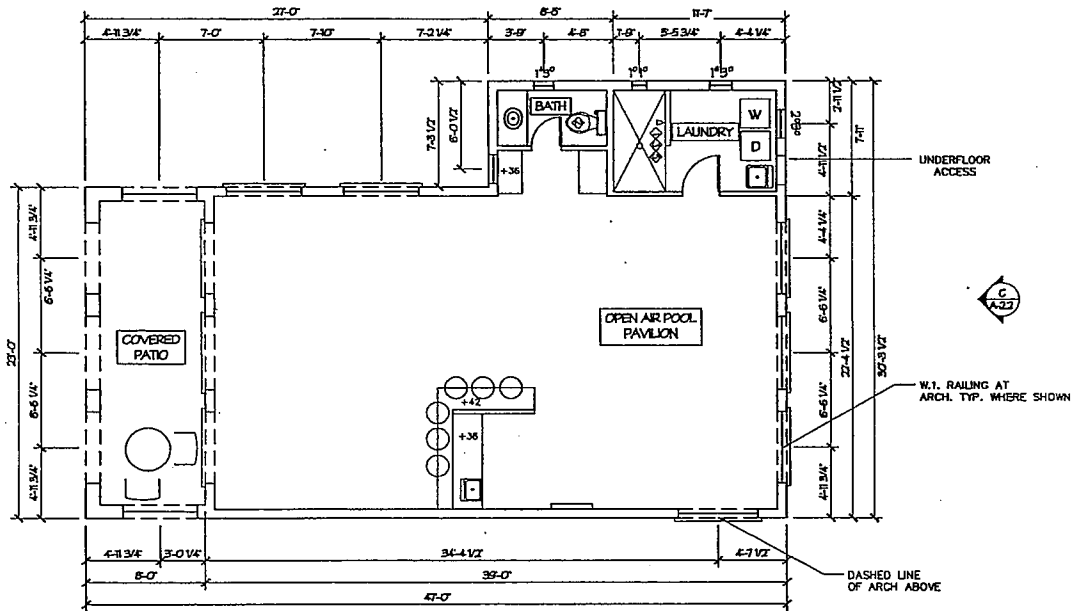
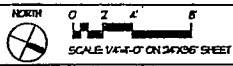


EXHIBIT **6**  
 PAGE **8** OF **9** PAGES



SF DATA	
POOL HOUSE	1226 SF
COVERED PATIO:	183 SF
TOTAL	1409 SF



**KEY NOTES:**

- ◇ ALL SHOWERS MUST BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A MIN. HT. OF 70" ABOVE THE DRAIN INLET. PER CBC 307.1.3
- ◇ ALL TOILETS SHALL BE "LOW FLOW" (1.6 GAL PER FLUSH OR BANK CAPACITY)
- ◇ ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GAL. PER MIN.
- ◇ TEMPERED GLAZING AT ALL GLASS DOORS, SHOWER DOORS, & WIDENING W/AN 1" OF FLOORS. PER CBC SEC. 2408.
- ◇ INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE SHALL BE INSTALLED AT ALL SHOWERS OR TUB SHOWER COMBINATIONS. PER CPC 420.
- ◇ ATTIC ACCESS MIN. 22"x30" OPENING PER CBC 1505.1
- ◇ UNDER FLOOR ACCESS MIN. 18"x24"



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 CARPIS VALLEY, CA  
 APN: 465-083-022

ISSUE / REVISION:	BY:
PERMIT SET	S.F.W.
25 APRIL 2005	E.C.

SHEET TITLE  
**POOL PAVILION  
 FLOOR PLAN**

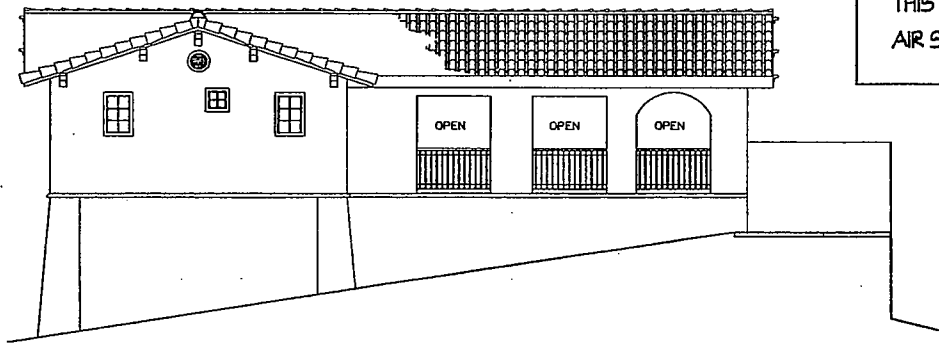
PROJECT: 10234  
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 CHECKED: S.B.

SHEET:

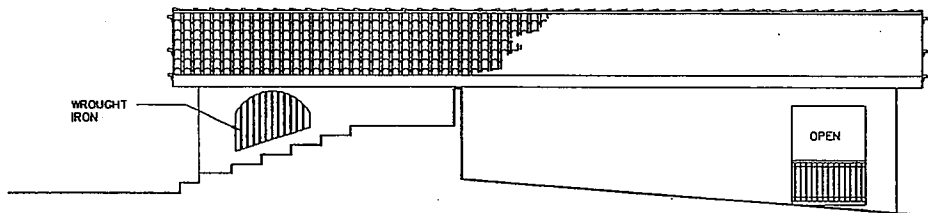
**A-2.0**

PERMIT SET 6 SEPTEMBER 2006

OPEN AIR POOL PAVILION FLOOR PLAN



A. PROPOSED WEST ELEVATION

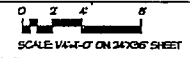


B. PROPOSED EAST ELEVATION

THIS IS AN OPEN AIR STRUCTURE

EXHIBIT **5**  
PAGE 9 OF 9 PAGES

OPEN AIR POOL PAVILION WEST & EAST ELEVATIONS



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ISSUE / REVISION:	BY:
PERMIT SET 25 APRIL 2005	SJW/ E.C.

SHEET TITLE:  
POOL PAVILION  
WEST & EAST  
ELEVATIONS

PROJECT: NCSJ4  
SCALE: AS NOTED  
CHECKED: SJA

SHEET:

A-2.1

6 SEPTEMBER 2006 PERMIT WEST