

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 050600

A. P. # 009-383-008-000

In the matter of the application of
John & Pamela Craig (PLN050600)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, including: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing 1,474 square foot, one-story single family dwelling and detached one-car garage, and construction of a 4,338 square foot, three-story single family dwelling including a 1,640 square foot basement and one-car garage and grading (Approximately 469 cubic yards of cut and 85 cubic yards of fill); and 2) Coastal Administrative Permit to allow location of one uncovered parking space within the required front yard setback of 20 feet. The property is located at 2803 15th Avenue, Carmel, Carmel Land Use Plan, Coastal Zone, and came on regularly for meeting before the Zoning Administrator on May 25, 2006.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** - The **Craig Combined Development Permit (PLN050600)**, as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of 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). The property is located at 2803 15th Avenue (Assessor's Parcel Number 009-383-008-000), Carmel area. The parcel is zoned [MDR/2-D (CZ)] or (Medium Density Residential, 2 units per acre with Design Review overlay in the Coastal Zone).

- EVIDENCE:** (a) The text, policies, and regulations in the above documents have been evaluated during the course of review of the application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.
- (b) Project planner conducted a site visit on February 15, 2006 to verify that the project complies with the Carmel Area Land Use Plan. The proposed project, as designed, will not have a significant adverse effect on the public viewshed. Based on the site visit and analysis of county records, no environmentally sensitive habitat was determined to exist on the property.
- (c) The application was reviewed by the Carmel Unincorporated/Highlands Land Use Advisory Committee on March 6, and April 3, 2006. The Advisory Committee recommended some changes to the project to address

privacy concerns raised by neighbors to the north of the property. Specifically, the Committee recommended that the railing on the second story balcony in the rear (north) elevation be changed to solid railing, and that a basement window located on the same elevation be removed. Both of these changes have been implemented in the project plans by the applicant.

- (d) "Preliminary Archaeological Reconnaissance of Assessor's Parcel Number 009-383-008-000 in Carmel, Monterey County, California" (LIB060099) prepared by Archaeological Consulting, of Salinas, CA dated December 21, 2005. No archaeological resources were found on the initial reconnaissance of the property by the consultant. Approval of the project is conditioned to stop work if archaeological resources are found during construction of the project.

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 and the Carmel Highlands Fire Protection District. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated.
- (b) The project site was found suitable for the proposed development as required under the Monterey County Zoning Ordinance, Title 20, Section 20.12.060 (Site Development Standards).
- (c) Staff conducted an on-site visit on February 15, 2006 to verify that the site is suitable for this use.
- (d) Necessary public facilities are available and will be provided for the project.

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

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Sections 15303 (a) and 15304 (a) categorically exempt single family dwellings and minor land alterations.
- (b) No adverse environmental effects were identified during staff review of the development application during the site visit.
- (c) Development of the single family dwelling is within a residential and urbanized zone. The proposed project does not include any tree removal. There are no unusual circumstances related to the project or property.
- (d) See preceeding and following findings and supporting evidence.

4. FINDING: PARKING - Section 20.58.050 D of the Zoning Ordinance (Title 20) requires that an Administrative Permit be secured to allow the location of parking spaces within the required front yard setback. The subject Combined Development Permit application includes an Administrative Permit to allow the location of one uncovered parking space within the 20-foot front yard setback. Staff has found such location to be consistent with the policies of the Carmel Area Land Use Plan.

EVIDENCE: The proposed uncovered parking space is located in an area of the subject property already developed as part of the existing improvements where its

development would not result in additional land disturbance or environmental impacts.

EVIDENCE: The location of the uncovered parking space at the proposed location is consistent with the Environmentally Sensitive habitats policies of the Carmel Area Land Use Plan. There are no environmentally sensitive habitats in the area of the parking space. The uncovered parking space at the proposed location is consistent with the Forestry and Soil Resources policies of the Carmel Area Land Use Plan. No tree removal is necessary for development of the parking space at the proposed location. Protective measures are to be implemented to protect Oak trees located in the vicinity of the parking space during construction.

EVIDENCE: The location of the uncovered parking space at the proposed location is consistent with the Visual Resources policies of the Carmel Area Land Use Plan. The parking space would be screened from public view by an existing sizeable hedge at the front of the property. This hedge would remain after development of the proposed project.

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 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.

6. **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 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 February 15, 2006.

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: (a) Preceding findings and supporting evidence.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors. It is not appealable to 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 May, 2006.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN - 7 2006

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE BOARD OF SUPERVISORS. IT IS NOT APPEALABLE TO THE COASTAL COMMISSION. 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 JUN 17 2006

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 Salinas.

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: Craig

File No: PLN050600

Approval by: Zoning Administrator

APNs: 009-383-008-000

Date: May 25, 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>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN050600) permit consists of: 1) Coastal Administrative Permit and Design Approval for the demolition of an existing 1,474 square foot, one-story single family dwelling and detached one-car garage, and construction of a 4,338 square foot, three-story single family dwelling including a 1,640 square foot basement and one-car garage and grading (Approximately 469 cubic yards of cut and 85 cubic yards of fill); and 2) Coastal Administrative Permit to allow location of one uncovered parking space within the required front yard setback of 20 feet. The property is located at 2803 15th Avenue, Carmel 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 050600) was approved by the Zoning Administrator for Assessor's Parcel Number 009-383-008-000 on May 25, 2006. The permit was granted subject to 19 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)	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		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)	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	

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4		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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5		PBD011 - EROSION CONTROL PLAN AND SCHEDULE 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)	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			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.	Owner/ Applicant	Prior to Final Inspection	
6		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) 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	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	Prior to Issuance of Grading and Building Permits	

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		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	
7		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	

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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 Archaeological Consulting, dated December 21, 2005 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060099. 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		PBI – TREE PROTECTION (NON STANDARD) Trenching for the retaining wall and foundations in the rear (north) side of the property near the existing 18"- and 20"-diameter Oak trees 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.	Owner/App licant	Prior to the foundation inspection.	

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10		PBD032(A) - TREE PROTECTION – NON STANDARD 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. <u>In addition</u> , orange netting shall be placed below the drip line of the Oak trees located in the front of the property to protect these trees during construction. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection and shall be maintained in place during development of the project. (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	
11		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	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
			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.	Engineer/ Owner/ Applicant	Prior to Final Inspection	

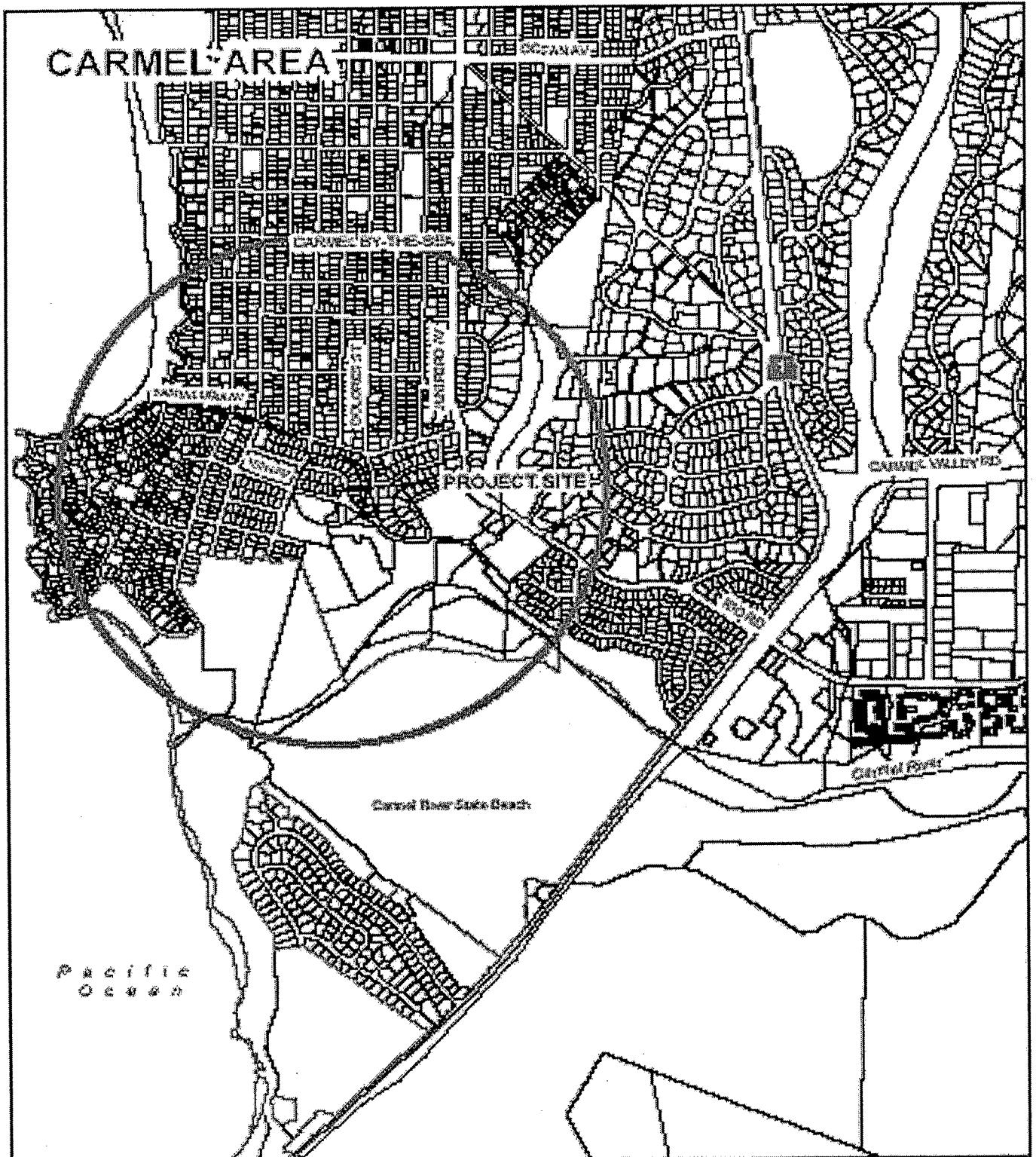
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions To be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12		WR0001 - 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	
13		WR0043 - 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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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14		WR0040 - 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: <ol style="list-style-type: none"> 1. 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. (Water Resources Agency) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	
15		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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 schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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. (Carmel Highlands 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	
17		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

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		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 District.	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		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 District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
19		PBI – COLORS (NON STANDARD) The colors and materials shall be as approved by the Carmel/Highlands Land Use Advisory Committee and as contained in the project file as follows: ROOF: Fiber Cement (Dark Gray); WOOD FASCIA: Paint (Smoky Forest); FOUNDATION: Wood Shingle Siding and Cement Plaster (Stained "Northgate Green"); WINDOW FRAMES, COLUMNS, GARAGE DOOR, BOX WINDOWS: Paint (Abstract White); and CEMENT PLASTER @ SECOND FLOOR: Paint (Serene Thought). (Planning and Building Inspection)				

PROJECT LOCATION MAP



APPLICANT: CRAIG

APN: 009-383-003-000

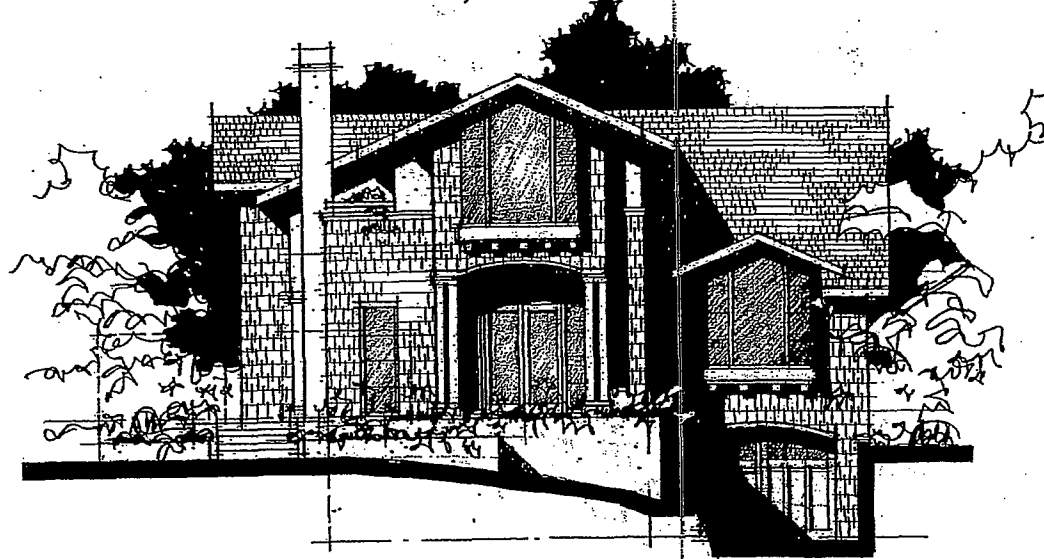
FILE # PLN050600

300' Limit
 2500' Limit
 City Limits



CRAIG RESIDENCE

CARMEL, CALIFORNIA



THE PROJECT ARCHITECT: FLETCHER HARDOIN ARCHITECTS
700 EL CAMINO REAL, SUITE 200, SAN ANTONIO, TEXAS 78205-1200
PROJECT:

CRAIG RESIDENCE
2803 15th AVE.
CARMEL, CALIFORNIA

PROJECT NO: 0400

OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST.,
MONTEREY, CA 93940

SHEET TITLE
TITLE SHEET

SCALE: NONE

DRAWN BY:
PRINT DATE:
DRAWING DATE: SEP. 21, 2005
DATE GRAD FOR CONSTRUCTION:

REVISIONS:

FILE: 0400 COVER: NONE

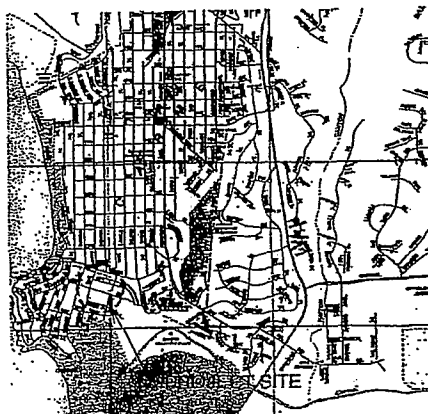
NOTES:
1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING.
3. SEE ARCHITECT'S SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE.

SHEET NO. 001

A0.1

SHEET 1 OF 1 SHEETS

VICINITY MAP



PROJECT DATA

PROJECT LOCATION	2803 15th AVE. CARMEL, CALIFORNIA
APR	00P-385-008
ZONING	MUR-2-HC2
TYPE CONSTRUCTION	TYPE III
SITE AREA	6000 SF
SITE COVERAGE	
ALLOWED	33%
Existing	3474 SF
Proposed	1540 SF
FLOOR AREA RATIO (FAR)	
ALLOWED	40% (2400 SF)
Existing	23% (1404 SF)
Proposed	45% (2700 SF)
FLOOR AREAS	
FIRST FLOOR	1540 SF
SECOND FLOOR	1000 SF
TOTAL, FOR FAR	2540 SF
BASEMENT	1540 SF
TOTAL FLOOR AREA	4080 SF
HEIGHTS	
Maximum Allowed	30'
Proposed Height	26'
Average Ground Level	78.05'
PARKING	1 COVERED 1 UNCOVERED

SHEET INDEX

A0.1	COVER SHEET
A0.1	SITE PLAN
A2.1	BASEMENT FLOOR PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

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FEB 07 2006

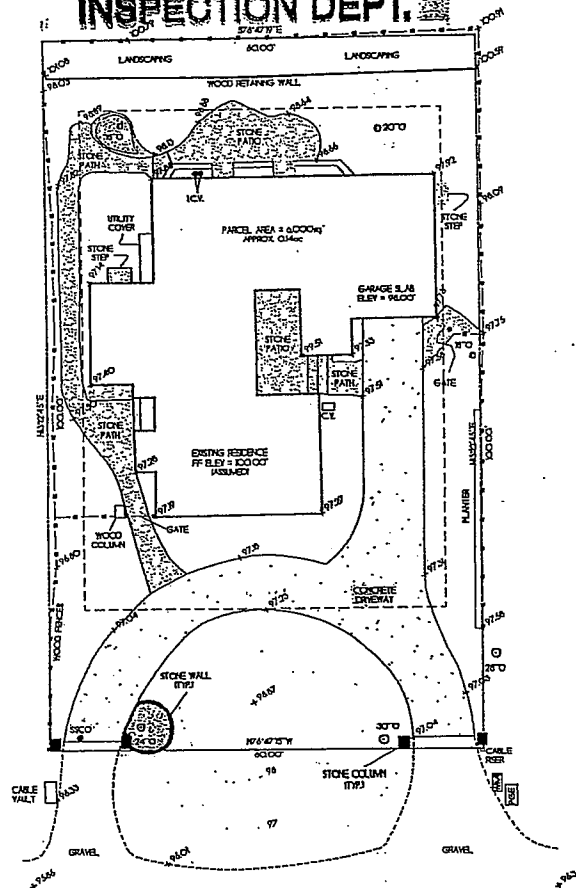
MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

EXHIBIT "E"
PROJECT PLANS

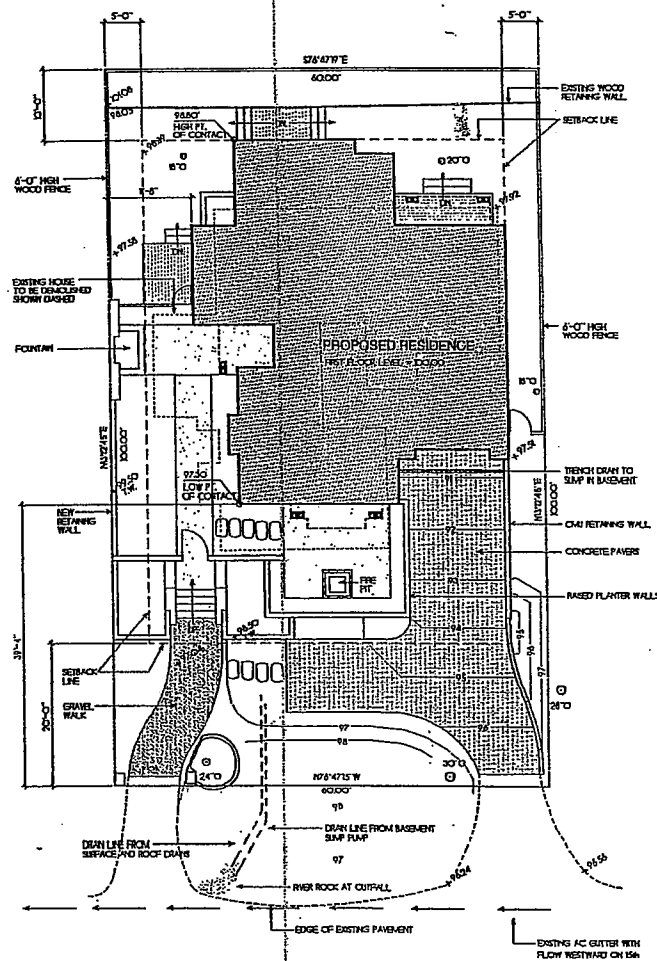
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FEB 07 2006

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**



EXISTING SITE PLAN



PROPOSED SITE PLAN



GRADING INFORMATION

TOTAL VOLUME OF EXCAVATION	469 C.Y.
TOTAL VOLUME OF FILL	85 C.Y.

**FLETCHER+
HARDOIN**
ARCHITECTS

788 PACIFIC STREET • MONTEREY, CALIFORNIA 93940
TEL. 408 - 372 - 9675 • FAX 408 - 373 - 3888

CRAIG
RESIDENCE

2803 15th AVE.
CARMEL, CALIFORNIA

PROJECT NO: 0420

OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST.
MONTEREY, CA 93940

SHEET TITLE:
SITE PLAN

SCALE 1/8" = 1'-0"

DRAWN BY:

PRINT DATE

DRAWING DATE: SEP 29 2016

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

WLOD DAMAGE NOTES

FILE: C-00 SITE VENT SITE

SHEET NUMBER:

A1.1

SHEET _____ OF _____ SHEETS

100 PACIFIC STREET MONTEREY, CALIFORNIA 93940
TEL: 408.392.1100 FAX: 408.392.1101

PROJECT:
**CRAIG
RESIDENCE**
2803 15th AVE.
CARMEL, CALIFORNIA

PROJECT NO. 0400
OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST.
MONTEREY, CA 93940

SHEET TITLE
BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

DRAWN BY: JPH
PRINT DATE:
DRAWING DATE: OCT 29, 2005
DATE ISSUED FOR CONSTRUCTION

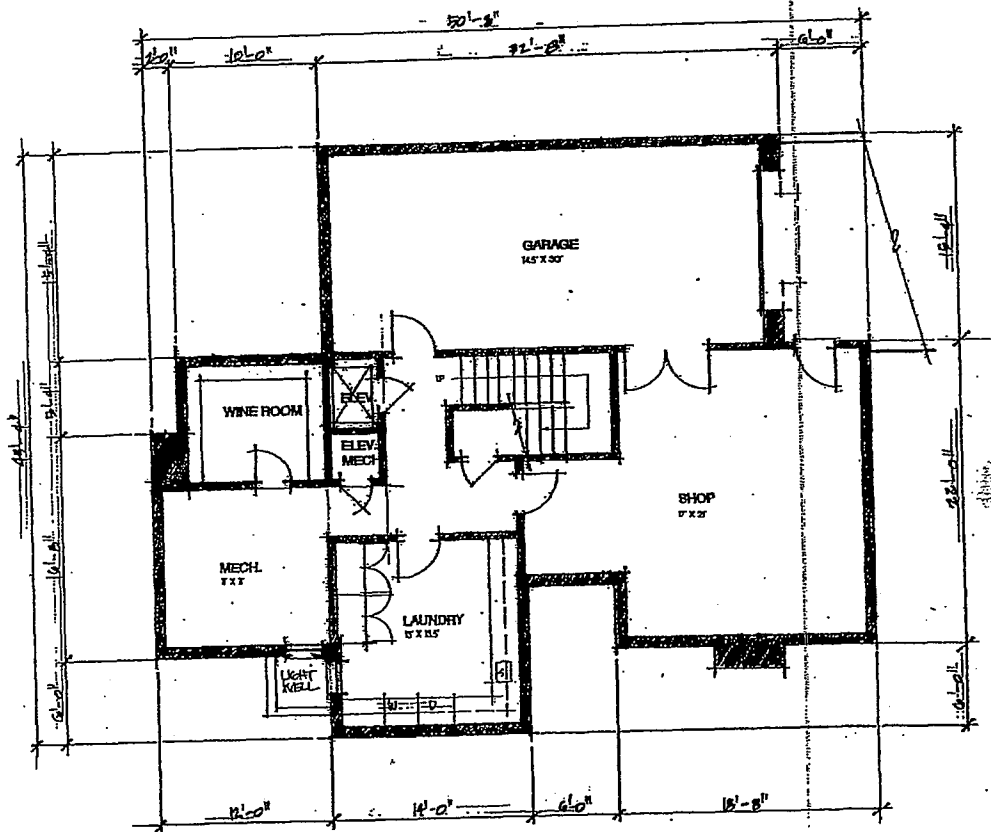
REVISIONS:

FILE: 0400 PLANS VIEW: BASEPLAN

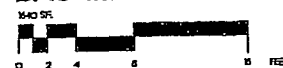
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SHEET NUMBER

A2.1
SHEET 3 OF 7 SHEETS



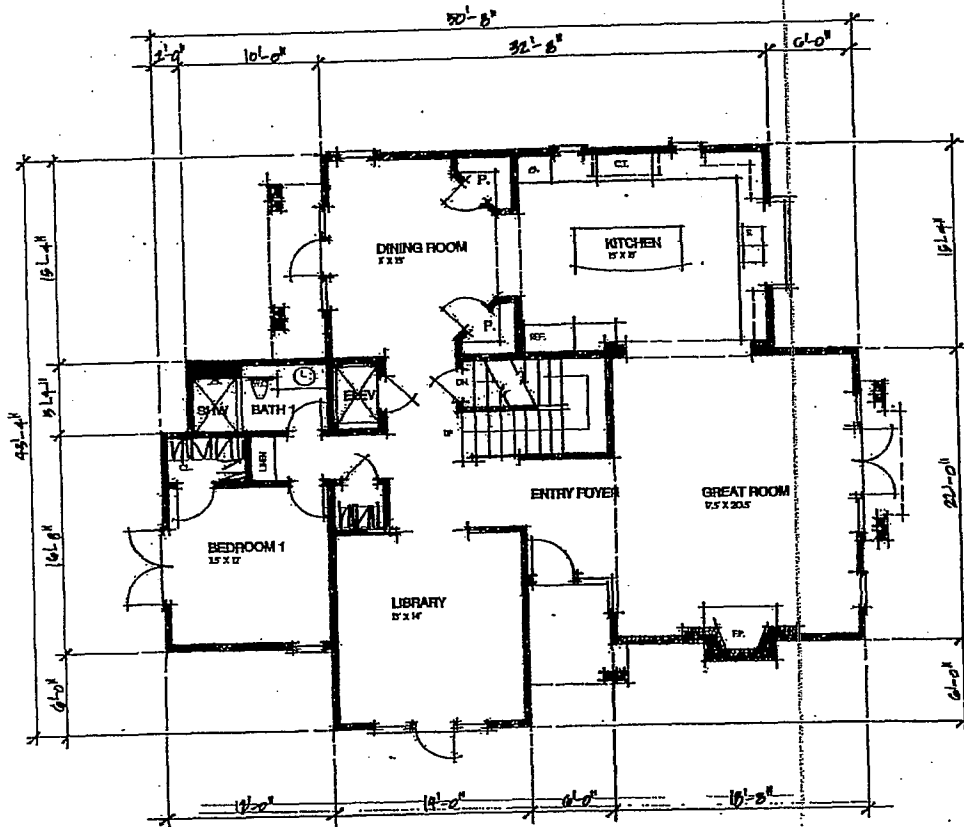
BASEMENT FLOOR PLAN




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**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**



PROJECT NORTH  **FIRST FLOOR PLAN**
1/4" = 1'-0"

THE FLETCHER+HARDON ARCHITECTS, INC.
1000 S. GATE AVENUE, SUITE 100
SAN CARLOS, CALIFORNIA 95060

**CRAIG
RESIDENCE**
2803 15th AVE.
CARMEL, CALIFORNIA

PROJECT NO. 0400
OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST.
MONTEREY, CA 93940

SHEET TITLE
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

DRAWN BY: DF/DA
PRINT DATE:
DRAWING DATE: SEPT 14, 2005
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

FILE: 0400 PLAN VIEW PLAN
Note: All drawings and specifications are submitted by the owner and are the property of the owner. The architect is not responsible for the accuracy or completeness of the information provided. The architect is not responsible for the construction of the project.

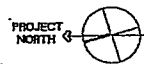
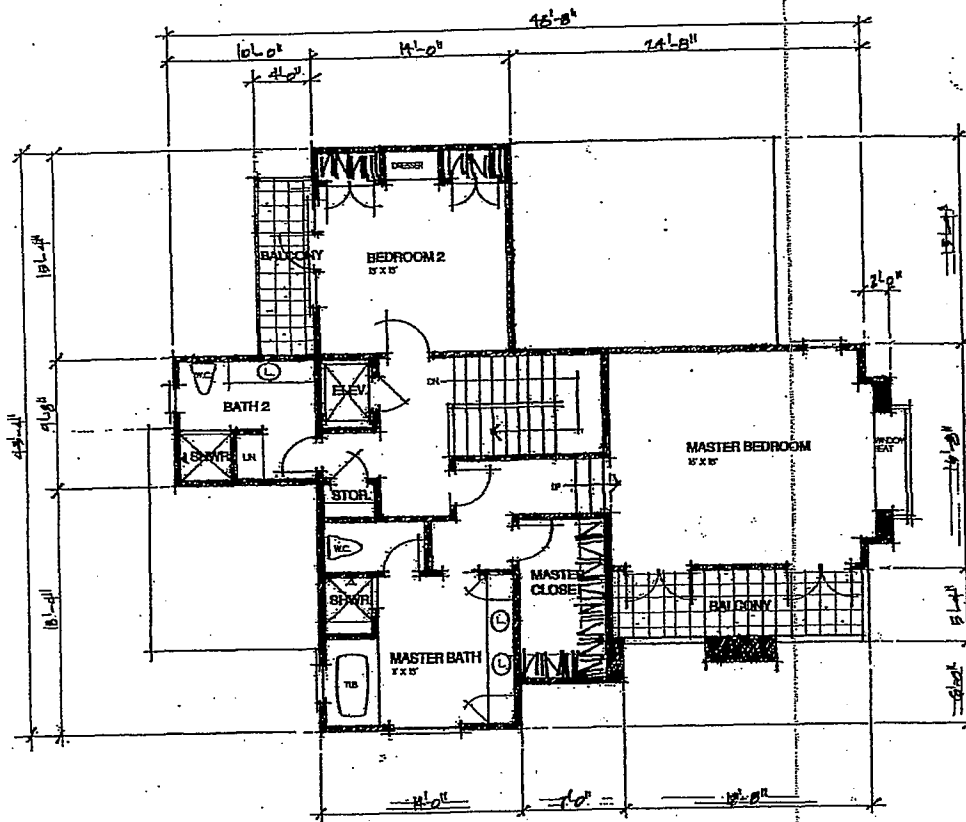
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A2.2
SHEET 4 OF 7 SHEETS

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**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**



SECOND FLOOR PLAN



THE MONTEREY COUNTY, CALIFORNIA 2006
PLANNING & BUILDING DEPT. 2006

PROJECT:

**CRAIG
RESIDENCE**
2803 15th AVE.
CARMEL, CALIFORNIA

PROJECT NO. 0400

OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST.
MONTEREY, CA 93940

SHEET TITLE
**SECOND FLOOR
PLAN**

SCALE 1/4" = 1'-0"

DRAWN BY: DF/PH
FIRST DATE
DRAWING DATE: SEP 24 2005
DATE ISSUED FOR CONSTRUCTION

REVISIONS:

FILE: 0400 PLANS WORK PLANS
Set of floor plans and specifications prepared by the owner
for the construction of the above described project. These plans
shall be used in accordance with the terms and conditions of the
contract between the owner and the architect. These plans shall
not be used for any other project without the written consent of
FLETCHER+HARDON ARCHITECTS.

SHEET NUMBER

A2.3

PAGE 3 OF 7 SHEETS

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**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**



PROJECT NO 0603
DATE
JOHN & PAMELA CRAIG
1035 CASS ST.
MONTEREY, CA 93940

NET FUL:
EXT. ELEVATIONS

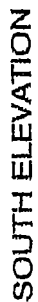
10-1-21-05

DRAWING BY: DT / DHT
 PLOT DATE:
 DRAWING DATE: 19 SEPT 2008
 DATE ISSUED FOR CONSTRUCTION

[illegible]

FILE **000 BLOC** **VITE BLON**

A3.1





PROJECT:
CRAIG
RESIDENCE

2833 15th AVE
CARMEL, CALIFORNIA

PROJECT NO: 0400
OWNER:
JOHN & PAMELA CRAIG
1035 CASS ST
MONTEREY, CA 95040

SHEET TITLE:
EXT. ELEVATIONS

SCALE: 1/2" = 1'-0"

DRAWN BY: PF/DH

DATE: 04/24/06

DATE: 04/24/06

DATE: 04/24/06

DATE: 04/24/06

DATE: 04/24/06

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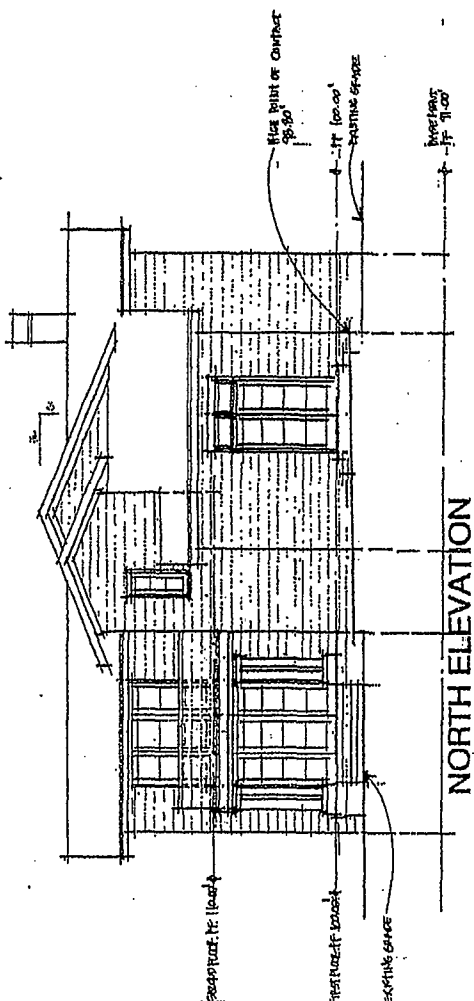
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DATE: 04/24/06

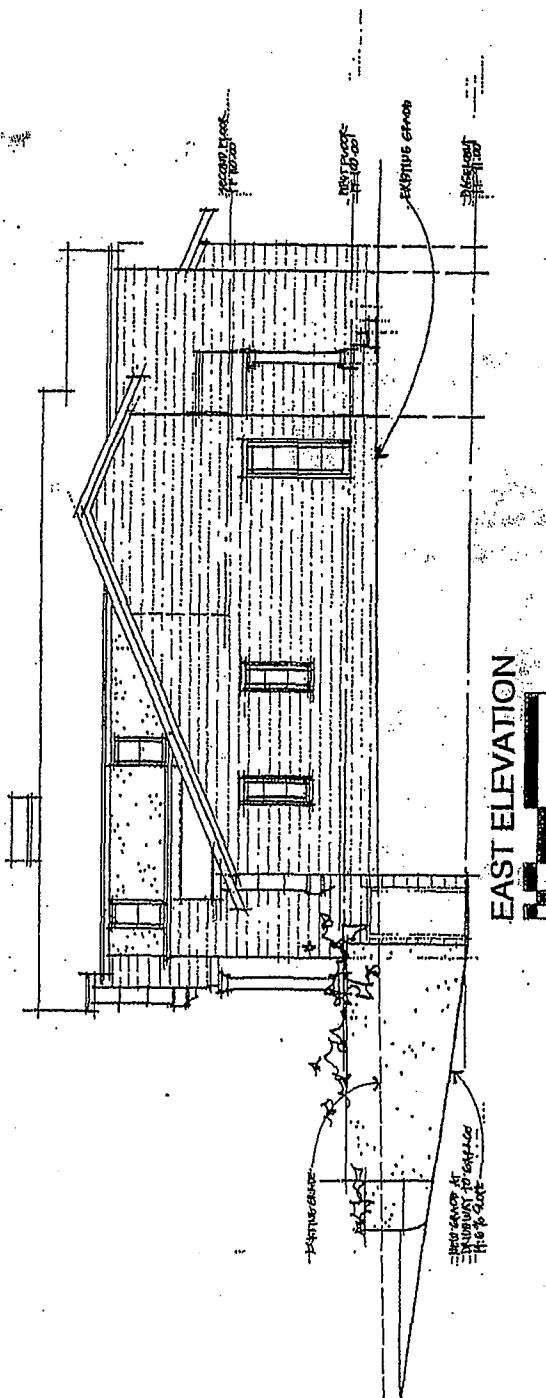
DATE: 04/24/06

A3.2

SHEET 1 OF 1



NORTH ELEVATION



EAST ELEVATION