

JEFF MAIN  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 060061

A.P.# 187-641-001-000

In the matter of the application of  
**Stevador Don Pendlay & Lucie B. Pendlay CO-TRS (PLN060061)**

FINDINGS & DECISION

for a Variance to Section 21.42.030F, in accordance with Title 21 (Zoning) Chapter 21.72 (Variances) of the Monterey County Code, to reduce front setback from 30 feet to 15 feet; an addition of 489 sq. ft. to an existing single family residence of 2,409 sq. ft.; extensive interior remodel, with 24 cubic yards of grading (12 cubic yards cut and 12 cubic yards fill); and Design Approval. The property is located at 740 Country Club Drive, Carmel Valley, about 50 feet south of the Country Club Cul De Sac Terminus, Carmel Valley Master Plan Area, and came on regularly for hearing before the Zoning Administrator on August 10, 2006.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto, now makes the following findings and decision:

#### FINDINGS OF FACT

**1. FINDING: CONSISTENCY & SITE SUITABILITY –**

The Combined Development Permit as described in Condition #1 and as conditioned is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, the Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21). The site is physically suitable for the use proposed.

- EVIDENCE:** (a) The application and plans submitted for the Combined Development permit are found in file PLN060061 at the Monterey County Planning and Building Inspection Department.
- (b) Staff conducted a site visit on February 9, 2006 to verify that the proposed project complies with regulations in Title 21, as well as policies in the Plans listed above. The proposed project will not have a significant adverse effect on the public viewshed as conditioned.
- (c) The project has been reviewed and found to be in compliance under Title 21, sections 21.14.040, 21.44.020 and 21.45.030.
- (d) The project has been reviewed by the Resource Management Agency - Monterey County Planning Department, Carmel Valley Fire Protection District, Monterey County Public Works Department, Monterey County Parks Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. 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.

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

**EVIDENCE:** CEQA Guidelines Section 15301 (e) categorically exempts additions to existing structures from environmental review. No adverse environmental effects were identified during staff review of the development application and during the site visit. There are no environmentally sensitive habitats or trees that would be impacted. There are no unusual circumstances related to the project or property. Visual impacts would not be significant.

**3. FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

**4. FINDING:** **VARIANCE (SPECIAL CIRCUMSTANCES AND NO GRANT OF SPECIAL PRIVILEGES)** - There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings. As a result, the strict application of Title 21 would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The Variance and Design Approval described in Condition #1 do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classification in which such property is situated. Variances are granted on a case-by-case basis and the findings and evidence for this project do not necessarily apply to other parcels.

**EVIDENCE:** (a) **SPECIAL CIRCUMSTANCES- Topography**-The buildable portion of the subject property is quite small. However, being part of a clustered residential development on a steep ridge, there is a great deal of open space that is held without development both for the safety of the Carmel Valley denizens and for the beneficial visual use enjoyed by all the property owners and visitors to Carmel Valley. However, the strict application of the 30 foot front setback requirement (in the LDR) deprives the subject property of the right to add to structures enjoyed by other properties in the vicinity and under identical zone classification. Planner has identified four variances for front setback reduction in the Carmel Valley area that have been granted. See below.

(b) **NO GRANT OF SPECIAL PRIVILEGE**- Approval of the Variance as described in Condition #1 and Finding #1, will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and identical zoning classification because the project meets all applicable policies and regulations with the exception of the 20 foot side setback requirement. Other properties in the vicinity and identical zoning classification are subject to the same policies and regulations.

(c) Staff's site visit and analysis of other properties in the vicinity and under identical zone classification.

(d) The application and plans submitted for the Variance and Design Approval, including the Variance Justification Letter, in project file PLNO60061 at the Monterey County Planning and Building Inspection Department.

(e) While an allowed variance does not act as precedence, research has shown that the following project was permitted for front yard setback reduction in the Carmel Valley area, same vicinity and zoning: The approved Variance PLN050027 Bogosian, for a reduction in front setback, inter alia, at 13499 Middle Canyon Road, Carmel Valley, is about ¼ mile from this project site. In order to have similar circumstances, staff needed to reach beyond the adjacent neighbors to the ridgeline west of the project site. The Variance PLN050027 was similar to the project at hand by its being severely constrained being situated between a common drive/road and the rear of the parcel being steep. Pln050027 was approved by the Planning Commission on August 31, 2005.

5. **FINDING:** **VARIANCE (NO GRANT OF UNAUTHORIZED USE)** – The Variance does not grant a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.
- EVIDENCE:** The residential use is allowed per Section 21.14.040(A), Principal Uses Allowed in the Low Density Residential zoning district.
6. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement 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 Board of Supervisors.
- EVIDENCE:** Section 21.80.040 of the Monterey County Zoning Ordinance (Title 21).

### DECISION

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

**PASSED AND ADOPTED** this 10th day of August, 2006.

  
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JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON SEP 12 2006

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 SEP 22 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 90<sup>th</sup> day following the date on which this decision becomes final.

## NOTES

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

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

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

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

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

**Project Name: Pendlay**

**File No: PLN060061**

**APN(s): 187-641-002-000**

**Approval by: Zoning Administrator**

**Date: August 10, 2006**

*\*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><b>PBD029 - SPECIFIC USES ONLY</b>  Variance to reduce front setback from 30 ft. to 15 ft.; an addition of 489 sq. ft. to an existing single family residence of 2,409 sq. ft.; extensive interior remodel, with 24 cubic yards of grading (12 cubic yards cut and 12 cubic yards fill); and Design Approval. The project is located at 740 Country Club Drive, Carmel Valley (Assessor's Parcel Number 187-641-001-000), about 50 feet south of the Country Club cul de sac terminus, Carmel Valley Master Plan Area.. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this</p>	<p>Adhere to conditions and uses specified in the permit.</p>	<p>Owner/ Applicant</p>	<p>Ongoing unless otherwise stated</p>	

		<p>permit is allowed unless additional permits are approved by the appropriate authorities.  <b>(Planning and Building Inspection)</b></p>			
2		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution 060061) was approved by the Zoning Administrator of Monterey County for Assessor's Parcel Number 187-641-002-000 on August 10, 2006. The permit was granted subject to 13 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. <b>(Planning and Building Inspection)</b></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><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 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</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>

		archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(Planning and Building Inspection)</b>			
4		<b>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</b> 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. <b>(Planning and Building Inspection)</b>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.
5		<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
6		<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

7		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
8		<p><b>FIRE007 - DRIVEWAYS</b></p> <p>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</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<b>Applicant or owner</b>	Prior to issuance of grading and/or building permit.	

	<p>asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Carmel Valley Fire District).</b></p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
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9		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Valley Fire District).</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
10		<p><b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b>  Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading</p>	

		chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire District).</b>			and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
11		<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>(Carmel Valley 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	
12		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>(Carmel Valley 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 alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

13	<p><b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b></p> <p>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>(Carmel Valley Fire District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
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**FIRE DEPARTMENT NOTES**

**ADDRESS NUMBERS TO BE POSTED** - BEFORE CONSTRUCTION BEGINS, TEMPORARY OR PERMANENT ADDRESS NUMBERS SHALL BE POSTED. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO THE REQUEST FOR FINAL INSPECTION. ALL ADDRESS NUMBERS (PERMANENT OR TEMPORARY) SHALL BE POSTED ON THE PROPERTY SO AS TO BE CLEARLY VISIBLE FROM THE ROAD, WHERE VISIBILITY CAN NOT BE PROVIDED, A POST OR SIGN BEARING THE ADDRESS NUMBERS SHALL BE SET ADJACENT TO THE DRIVEWAY OR ACCESS ROAD TO THE PROPERTY. ADDRESS NUMBERS POSTED SHALL BE "ARABIC" (1, 2, 3, ETC) NOT "ROMAN" (I, II, X, ETC.) OR WRITTEN OUT IN WORDS. ADDRESS NUMBERS POSTED SHALL BE A MINIMUM NUMBER HEIGHT OF 3 INCHES, 3/8" HIGH WIDE STROKE, AND CONTRASTING WITH THE BACKGROUND COLORS OF THE SIGN. NOTE: IF THE NUMBERS ARE NOT POSTED, BUILDING/FIRE INSPECTORS WILL NOT GRANT A FINAL INSPECTION.

**ROOFING CLASS "A" OR "B" REQUIRED** - ROOF CONSTRUCTION SHALL BE CLASS "A" OR CLASS "B" BUILDUP, AS DEFINED BY UNIFORM BUILDING CODE STANDARD 153. 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 CLEAR DISTANCE OF NOT LESS THAN 30 FEET ON EACH SIDE FROM STRUCTURES OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SMALL PLANTS USED AS GRADING COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO A STRUCTURE. ADDITIONAL FIRE PROTECTION OR FIREBREAK MAY BE REQUIRED WHEN, BECAUSE OF EXTRA HAZARDOUS CONDITIONS, A FIREBREAK OF ONLY 30 FEET AROUND SUCH STRUCTURE IS NOT SUFFICIENT TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CHIEF AND DIRECTOR OF PLANNING AND BUILDING. THIS PROJECT REQUIRES 30 FEET MIN. CLEARANCE.

**ACCESS DRIVEWAYS-GENERAL** - ACCESS DRIVEWAYS SHALL BE ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING FIRE APPARATUS (25 TON), OR RIDGE LESS FLAUNDER TRUCK ACCESS IS ANTICIPATED NOT LESS THAN 12 WIDE OF UNOBSTRUCTED WITH A MINIMUM OF 15' VERTICAL CLEARANCE AND A MAXIMUM 15% GRADE. ON DRIVEWAYS AND ACCESS ROADS HAVING A SLOPE OF 8% OR MORE THE FINISH SURFACE SHALL BE A/C PAVING OR CONCRETE. EXCEPTION: WHEN BUILDINGS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED, SUBJECT TO THE APPROVAL OF THE LOCAL JURISDICTION.

**DRIVEWAY TURN-OUT REQUIRED** - DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 600 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDDLE OF THE DRIVEWAY, WHERE THE DRIVEWAY EXCEEDS 600 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400 FOOT INTERVALS. (SEE EXAMPLE 'A' THIS SHEET)

**ACCESS ROADWAYS-TURN AROUND REQUIRED** - ALL DEAD-END ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF THE FIRE APPARATUS. (SEE EXAMPLE 'B')

**ACCESS DRIVEWAYS-TURNING RADII** - ALL TURNS ON ACCESS DRIVEWAYS SHALL COMPLY WITH THE MINIMUM DIMENSIONS SHOWN ON EXAMPLE 'C', THIS SHEET.

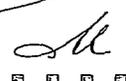
**PRIVACY GATES** - ELECTRIC GATES SHALL BE PROVIDED WITH A KEYSWITCH MEETING FIRE DEPARTMENT SPECIFICATIONS. MANUAL GATES SHALL BE PROVIDED WITH FIRE DEPARTMENT PADLOCKS MEETING FIRE DEPARTMENT SPECIFICATIONS. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12 WIDE. UNOBSTRUCTED VERTICAL CLEARANCE SHALL NOT BE LESS THAN 15.

**SETBACK FOR STRUCTURE DEFENSIBLE SPACE (30 FOOT)** - ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30 FOOT SETBACK FOR BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD, FOR PARCELS LESS THAN 1 ACRE OR WHEN A 30 FOOT MINIMUM SETBACK CANNOT BE REACHED, ALTERNATE FUEL MODIFICATIONS STANDARDS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.

PROJECT NAME  
**PENDLAY  
RESIDENCE**

740 COUNTRY CLUB DR.  
CARMEL VALLEY CA  
93924

APN: 187-641-002



**MOORE DESIGN  
LLC**

354 ARDEN ST.  
CARMEL, CA 93924  
831.842.9722 FAX 831.842.9723  
info@mooredesign.org

JOB NUMBER: 0025  
DRAWING DATE: 04/08/20, 2020

REVISIONS:  
DATE: / /  
NOTICE:

All design, drawings, arrangements and plans indicated by this drawing are owned by, and the property of Moore Design LLC. The use of these plans and specifications is restricted to the original site for which they were prepared, and modification thereof is expressly limited to such use. Review, reproduction or publication by any means in whole or in part is prohibited. This is the same and specifications herein are the property of Moore Design LLC, and shall remain the property of Moore Design LLC. All rights reserved.

Drawings are not to be scaled. Station dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE  
**FIRE DEPT NOTES**

SHEET NUMBER  
**A0.2**

**FIRE DEPARTMENT DIAGRAMS**

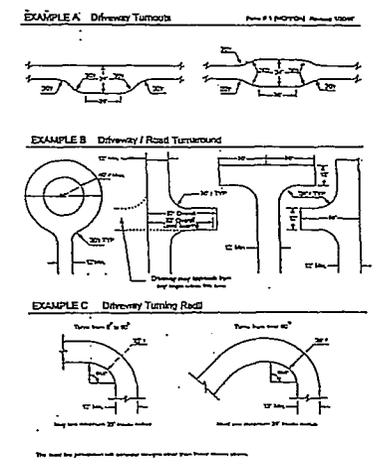
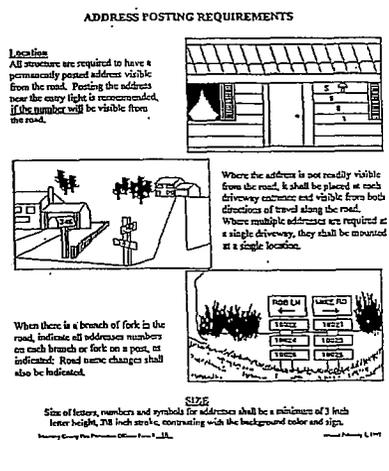
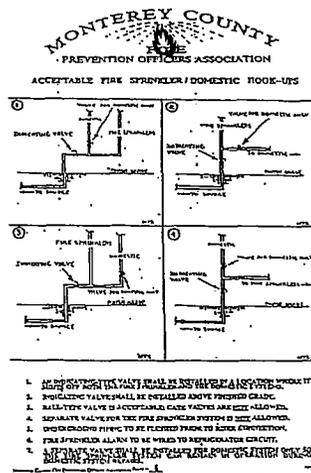


EXHIBIT F  
PAGE 2 OF 7 PAGES

PROJECT NAME  
**PENDLAY  
 RESIDENCE**

740 COUNTRY CLUB DR.  
 CARMEL VALLEY, CA  
 93924

APN: 187-541-002

*MD*

MOORE DESIGN  
 LLC

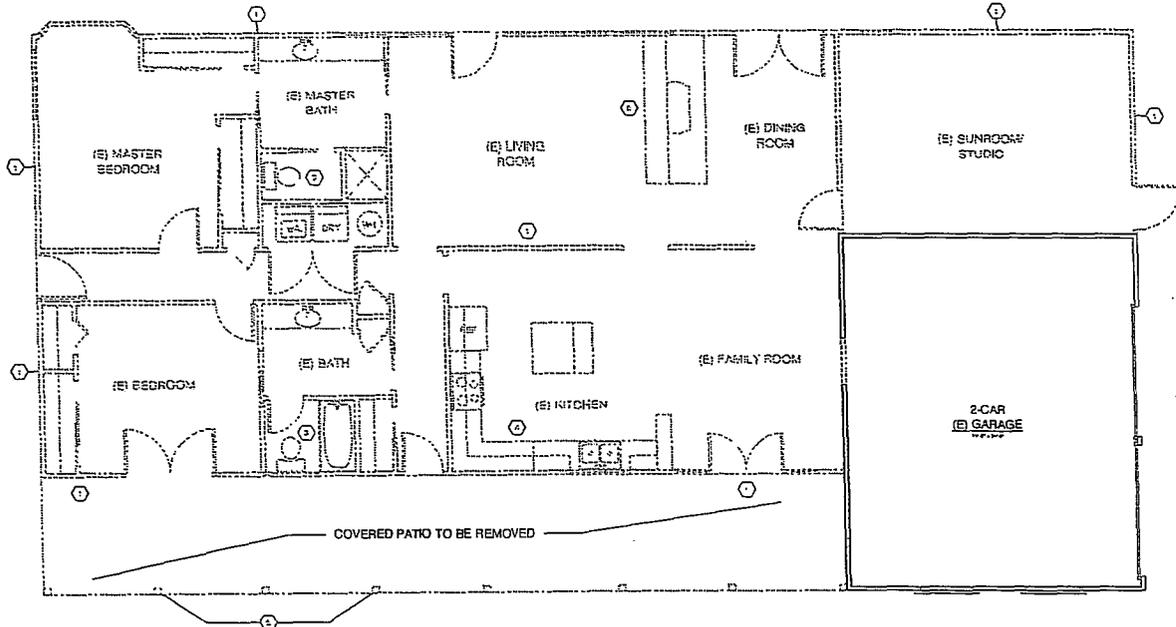
224 HARBOR ST.  
 MONTEREY, CA 93940  
 831-642-9122 FAX 831-642-9120  
 jmo@mooredesignllc.com

JOB NUMBER: 0208

DRAWING DATE: MAR 20, 2008

REVISIONS:

#	DATE	NOTES
1	-	-



**SHEET NOTES**

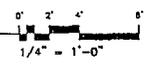
1. REMOVE ENTIRE WALL DUE TO EROSION
  2. WALL TO REMAIN REMOVE STUDS FOR NEW WALL OR WINDOW OPENING
  3. REMOVE PLUMBING FEATURES CAP LINES AS NECESSARY
  4. REMOVE ALL CASWORK
  5. REMOVE ENTIRE PREFAB
  6. REMOVE EXISTING POSTS & ROOF COVERING
- DEMOLITION NOTES:**
1. CAP ALL EXISTING STUDS TO BE MAINTAINED FOR RE-USE IN FUTURE CONSTRUCTION
  2. PROVIDE APPROPRIATE PROTECTION/COVERAGE FOR EXISTING FLOORING, CEILING, WALL FINISHES, ETC., TO BE MAINTAINED BY FINISHED CONSTRUCTION
  3. IDENTIFY AND CAREFULLY STORE DOORS, CASWORK, MILLWORK, LIGHT FIXTURES, AND ANY OTHER MATERIALS THAT WILL BE RE-USED. VERIFY WITH OWNER.
  4. CONTRACTOR TO VERIFY ALL WALLS TO BE REMOVED OR REPLACED AND SHALL PROVIDE PROPER SHORING FOR STRUCTURAL SUPPORT OF ANY BEARING WALLS
  5. CONTRACTOR TO KEEP AN ORDERLY JOB SITE AND DISPOSE OF DEBRIS ON A PERIODIC BASIS
  6. INSPECT ALL EXISTING FOUNDATIONS AND FRAMING TO REMAIN, NOTIFY GEOTECH OR STRUCTURAL ENGR. IF ANY SITE STANDARD AREAS ARE DISCOVERED
  7. ALL FLOORS ARE TO BE CHECKED & LEVELED PRIOR TO ANY CONSTRUCTION, SH-UI OR REBUILD AS NECESSARY.
  8. PROVIDE PROPER PROTECTION FOR ALL TREES ON THE CONSTRUCTION SITE.

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED (SEE 3-CITY NOTES)
- NEW WALLS



**EXISTING/DEMO PLAN**



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SHEET TITLE:  
**EXISTING, DEMO  
 PLAN**

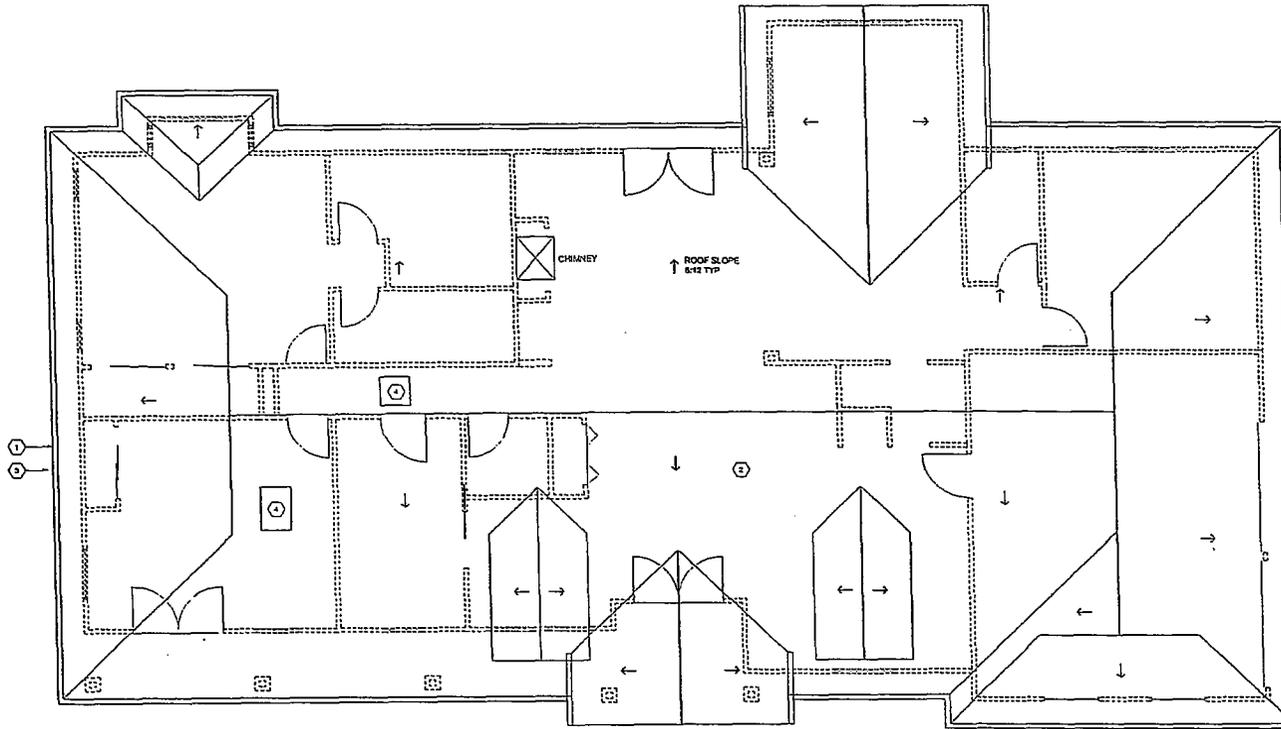
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EXHIBIT **F**  
 PAGE **3** OF **7** PAGES

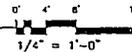


ROOF SHEET NOTES

1. EXIST. NEW PREFAB TRUSS ROOF
2. NEW STANDING SEAM METAL ROOF
3. PERIMETER GUTTERS
4. FLAT DARK ANODIZED DROUGHT



ROOF PLAN



PROJECT NAME  
**PENDLAY  
RESIDENCE**

740 COUNTRY CLUB DR.  
CARMEL VALLEY, CA  
95024

APN: 187-641-002

*MOORE*

MOORE DESIGN  
LLC

254 ARBONDO CT.  
MONTREY, CA 95014  
TEL: 650-872-2222 FAX: 650-872-2222  
www.mooredesign.com

JOB NUMBER: 2008

DRAWING DATE: MARCH 2008

REVISION	DATE	NOTES
1	-	-

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SHEET TITLE  
**ROOF PLAN**

SHEET NUMBER  
**A2.2**

EXHIBIT **F**  
PAGE **5** OF **7** PAGES

PROJECT NAME:  
**PENDLAY  
 RESIDENCE**

740 COUNTRY CLUB DR.  
 CASSEL VALLEY, CA  
 95824

APN: 187-641-002

*MOORE*

MOORE DESIGN  
 LLC

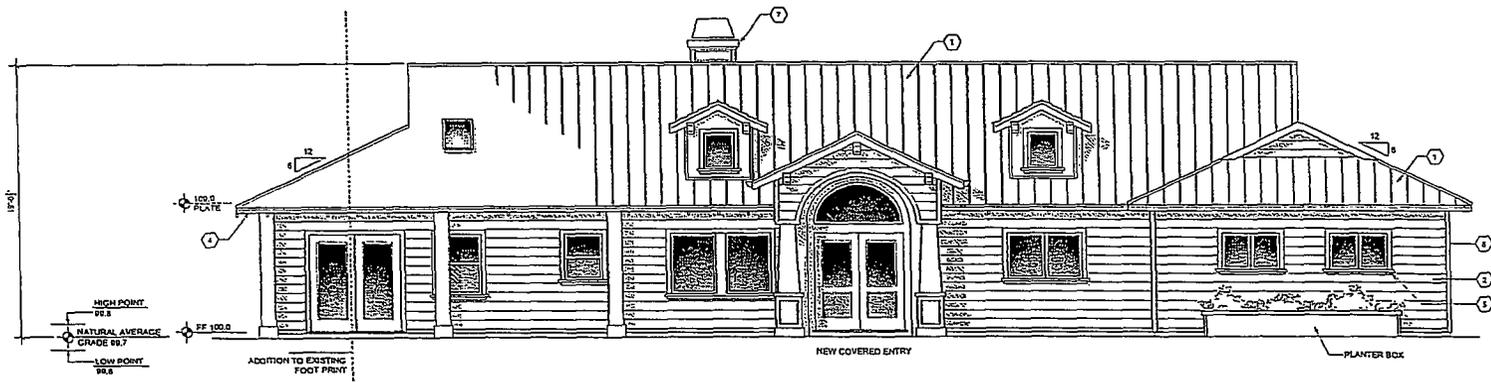
154 ASPEN ST.  
 MONTEREY, CA 93940  
 831.843.8788 FAX 831.843.8789  
 jmoore@mooredesignllc.com

JOB NUMBER: 003  
 DRAWING DATE: MAR 20, 2008  
 REVISIONS:  
 # DATE NOTES:  
 △ - - -

SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**A4.1**

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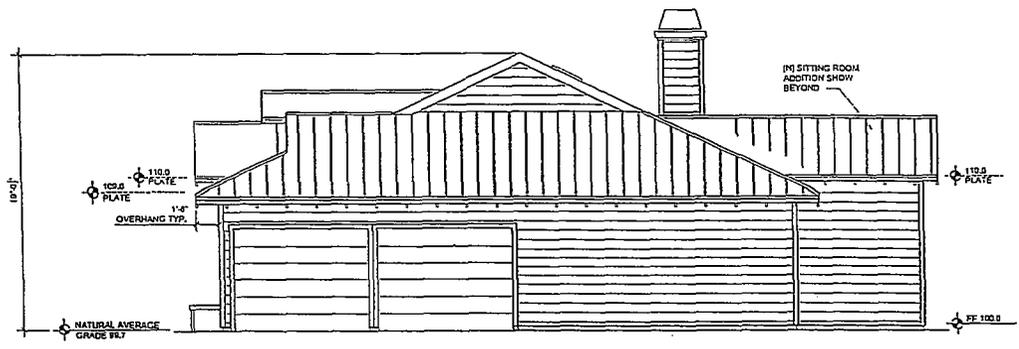


**EAST ELEVATION**

1/4" = 1'-0"

**SHEET NOTES**

1. ROOF - STANDING SEAM METAL ROOF.
2. WALLS - HORIZONTAL SIDING.
3. WINDOWS - DOUBLE PANE VINYL WINDOW, TYP.
4. GUTTERS - PAINTED DEEZ GUTTERS WITH ROUND DOWNPOUTS.
5. PAINTED SILL MOULDINGS AT WINDOWS, TYP.
6. PAINTED TRIM.
7. MOULDING AT CHIMNEY TOP WITH SHROUD ABOVE.



**WEST ELEVATION**

1/4" = 1'-0"

EXHIBIT F  
 PAGE 6 OF 7 PAGES

PROJECT NAME  
**PENDLAY RESIDENCE**

740 COUNTRY CLUB DR.  
 CHEWEL VALLEY, CA  
 95324

APN: 187-641-002

*MD*

MOORE DESIGN  
 LLC

557 ARBICO ST.  
 WATFORD, CA 95340  
 TEL: 925.972.7222 FAX: 925.972.7220  
 www.mooredesign.com

JOB NUMBER: 005

DRAWING DATE: MAR 20, 2008

REVISIONS:

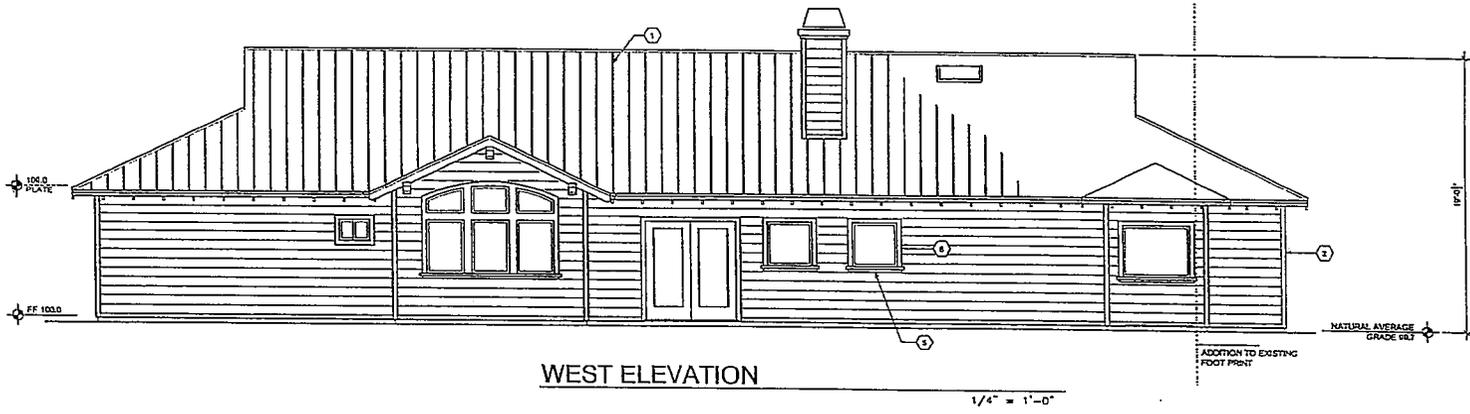
#	DATE	NOTES
△	-	-

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SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A4.2**

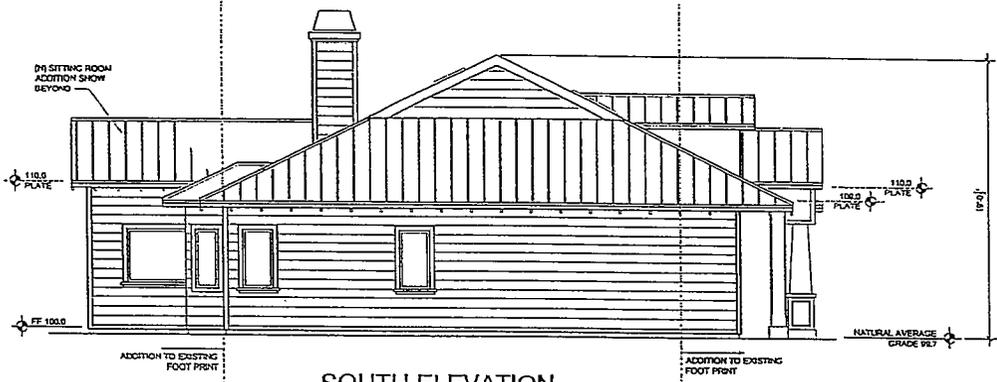


**WEST ELEVATION**

1/4" = 1'-0"

**SHEET NOTES**

1. ROOF - STANDING SEAM METAL ROOF.
2. WALLS - HORIZONTAL SIDING.
3. WINDOWS - DOUBLE PANE VINYL WINDOW, TYP.
4. GLAZERS - PAINTED OGGEE GLAZERS WITH ROUND DOOR-KNICKOUTS.
5. PAINTED SILL MOULDINGS AT WINDOWS, TYP.
6. PAINTED TRIM.
7. MOULDING AT CHIMNEY TOP WITH SHROUD ABOVE.

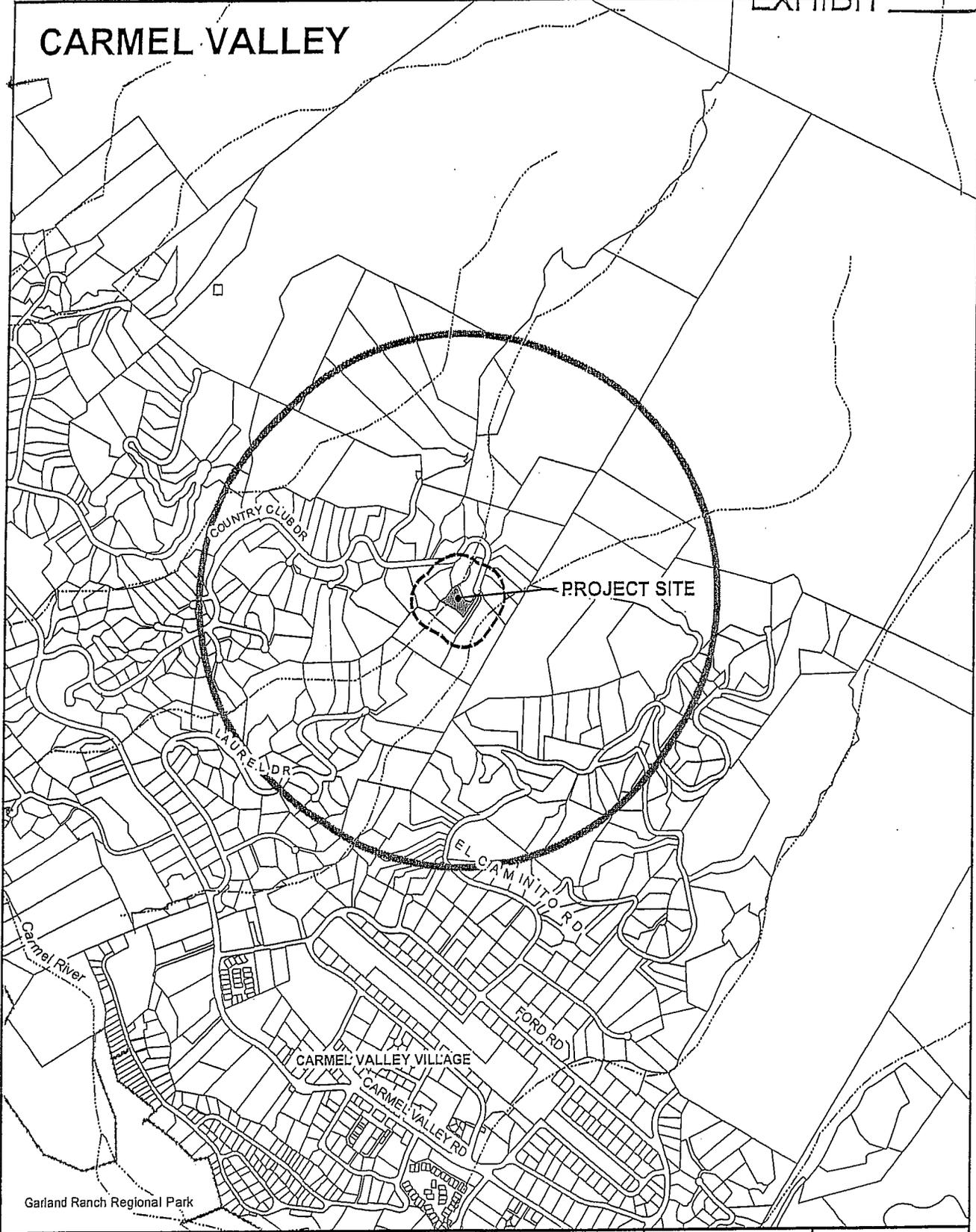


**SOUTH ELEVATION**

1/4" = 1'-0"

EXHIBIT  
 PAGE 7 OF 7 PAGES

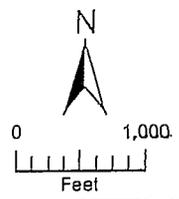
# CARMEL VALLEY



APPLICANT: PENDLAY

APN: 187-641-002-000 FILE # PLN060061

 300' Limit    
  2500' Limit    
  City Limits



PLANNER: LYONS