

RESOLUTION NO. 070390

A.P.# 187-131-009-000

In the matter of the application of
Ralph P. & Elizabeth E. Guenther (PLN070390)

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 allow a twenty (20) foot front yard setback where a fifty (50) foot front yard setback is required and a minor modification of a previously approved Design Approval (DA060090) and to allow the construction of a detached 600 square foot guesthouse with attached 20 square foot mechanical room. The property is located at 17 La Rancheria, Carmel Valley, Carmel Valley Master Plan, and came on regularly for hearing before the Zoning Administrator on June 26, 2008.

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** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan, Carmel Valley Master 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 17 La Rancheria, Carmel Valley (Assessor's Parcel Number 187-131-009-000), Carmel Valley Master Plan. The parcel is zoned LDR/1-D-S or "Low Density Residential (1 acre minimum) with Design Control and Site Plan Review Overlays" which allows Guesthouses meeting the development standards of Section 21.64.020, subject to issuance of a Design Approval. (Design Approval DA060090 previously approved on February 23, 2006). Therefore, the property is suitable for the proposed development.
- (c) The project planner conducted a site inspection on August 8, 2007 and April 30, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on May 19, 2008. A copy of the LUAC minutes and recommendations were attached to the June 26, 2008, Zoning Administrator staff report.
- (e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070390.
- (f) The Guesthouse is compliant with the requirements of the "Design Control Zoning District" (Section 21.44.010 of the Monterey County Zoning Ordinance) with regard to size, configuration, materials, and color of structure, and is consistent with the existing neighborhood character, which assures the visual integrity of the area.

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: RMA - Planning Department, Carmel Valley 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) Technical reports by outside archaeological, and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

i. "Archeological Reconnaissance" (LIB080238) prepared by Archaeological Consulting (Mary Doane, B.A. and Gary S. Breschini, Ph.D.), Salinas, California, November 5, 2007.

ii. "Geotechnical Investigation" (LIB080237) prepared by Soil Surveys, Inc. (Richard E. Dante, P.E.), Salinas, California, April 29, 2004.

(c) Staff conducted site inspections on August 8, 2007 and April 30, 2008 to verify that the site is suitable for this use.

(d) Materials in Project File PLN070390.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

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

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 8, 2007 and April 30, 2008.

(c) See preceding and following findings and supporting evidence.

4. **FINDING: MODIFICATION OF DESIGN APPROVAL** - Modification of the previously granted Design Approval (DA060090) is appropriate because the site plan originally submitted for the design approval and related building permit did not show the road easements surrounding the property.

EVIDENCE: (a) Design Approval (DA060090) was granted on February 23, 2006 by the Director of Planning and a related building permit (BP061064) was issued on February 9, 2007. Subsequently, the applicant began excavation.

(b) Upon notification to the applicant, by his surveyor, that the Guesthouse/Hobby Room, was within the setback, the applicant stopped work, and requested a Variance and has applied for the modification of the Design Approval.

(c) The County may, following a notice public hearing, revoke or modify a discretionary entitlement when the entitlement was granted based on inaccurate information given by negligence by the applicant. (See Monterey County Zoning Code, Title 21, Section 21.74.060.)

(d) The Zoning Administrator duly noticed the public hearing with regard to the Design Approval modification on June 26, 2008.

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:** (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
- (b) The Variance allows the construction of the Guesthouse in the setback.

6. **FINDING: VARIANCE (Special Circumstances)** – Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the Monterey County Zoning Ordinance (Title 21), as it pertains to site development standards, is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

- EVIDENCE:** (a) 1) The Low Density Residential site development standards require a minimum building site of one acre (unless otherwise approved as part of a residential subdivision). The subject parcel for this project is 1.49 acres (64,904 square feet), contains three fronts, is bordered by two roadways, a thirty (30) foot road and utilities easement on one side, and a fifteen (15) foot road and utilities easement on the two remaining sides. 2) Typically, 1.49 acres provides an adequate amount of area for a single family dwelling and additional accessory structures to be constructed in compliance with all of the site development standards mandated by the Low Density Residential zoning designation. In this case however, the Low Density Residential site development standards, specifically the required fifty (50) foot front yard setback for accessory structures, in combination with the required road and utilities easements, reduce the developable area on the parcel from 64,904 square feet to 17,538 square feet, drastically diminishing buildability. 3) The main residence (4,322 square feet) and detached garage (572 square feet), enclosed paved parking area and patios, along with numerous oak trees on the west of the property, drastically reduce the remaining building site area.
- (b) On February 15, 2006, property owners, Ralph and Elizabeth Guenther, applied for a Design Approval permit to allow the construction of a Guesthouse. On February 23, 2006, the Design Approval request was approved, allowing the construction of the Guesthouse in the same location as requested by this Variance Request. However, at the time of approval, the sixty (60) foot wide (30 feet on each side of parcel line) road right of way easement was not depicted on supplied plans, thus the required fifty (50) foot accessory structure front yard setback had only been measured from the property line, not the edge of the appropriate road easement. Subsequently, a Building Permit (BP061064) was applied for on May 3, 2006. While in review, the proposed Guesthouse was amended to be a "Hobby Room" and the bathroom was removed, due to the lack of water credit availability. On February 9, 2007, BP061064 was approved and issued, allowing the construction of the amended "Hobby Room".
- (c) The western portion of the parcel contains numerous protected Coast Live Oak trees, which would require removal for the construction of the Guesthouse. The current proposed location of construction does not require any Oak tree removals.
- (d) One of the intentions of setback regulations is to comply with all applicable Fire Code requirements. The Carmel Valley Fire Protection Department has found the project complies with all applicable Fire Code requirements.
- (e) The project meets all other Title 21, mandated site development standards.
- (f) Materials in Project File PLN070390.

7. **FINDING: VARIANCE (Special Privileges)** – The Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and same zone classification in which this property is situated.

EVIDENCE: (a) Accessory structures such as Guesthouses, Hobby Rooms, and Caretaker Units are common within the La Rancheria Road area. As many as six sch units have been approved in the immediate vicinity of the subject parcel. At least two of these units are located within the required front yard setback are on their respective parcels.

1) The Zoning Administrator approved a Combined Development Permit (ZA06817) consisting of a Use Permit and Variance to allow for a 492 square foot Caretaker's Unit on Assessor Parcel Number (APN) 187-121-013-000, on November 11, 1987.

2) Assessor Parcel Number 187-121-011-000 contains a 502 square foot Guesthouse garage conversion, located within the setback area along La Rancheria Road, which was allowed in 1967 via permit number 20440.

The proposed Guesthouse would be located similarly to other habitable structures in the area and therefore, the granting of this Variance would not constitute the granting of a special privilege.

8. **FINDING: VARIANCE (Authorized Use)** – A Variance shall not be granted for a use or activity which is not otherwise authorized by the zone regulation governing the parcel.

EVIDENCE: (a) The Variance request is tied to a residential use, which is authorized by the residential zone governing the subject parcel.

9. **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.

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

EVIDENCE: Section 21.80.040.B Monterey County Zoning Ordinance (Title 20).

DECISION

THEREFORE, it is the decision of said Zoning Administrator to: 1) approve the Variance request and 2) approve the minor modification to Design Approval DA060090 and Building Permit BP061064 as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 26th day of June, 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUL - 1 2008

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

JUL 11 2008

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 RMA - Planning Department and RMA - Building Services Department offices 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 Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: GUENTHER, Ralph and Elizabeth
File No: PLN070390 **APNs:** 187-131-009-000
Approved by: Zoning Administrator **Date:** June 26, 2008

**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.		PD001 - SPECIFIC USES ONLY This Variance Permit (PLN070390) allows a twenty (20) foot front yard setback where a fifty (50) foot front yard setback is required, to allow the construction of a detached 600 square foot guesthouse with attached 20 square foot mechanical room. The project is related to a previously approved design approval (DA060090). The property is located at 17 La Rancheria, Carmel Valley (Assessor's Parcel Number 187-131-009-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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		Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Variance (Resolution PLN070390) was approved by the Zoning Administrator for Assessor's Parcel Number 187-131-009-000 on June 26, 2008. The permit was granted subject to <u>20</u> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT 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 RMA - 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - 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.	Owner/ Applicant/ Archaeologist	Ongoing	

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		resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)				
4.		<p>PD004 - 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</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or con-current 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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		cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)				
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
6.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnica l Consultant	Prior to final inspection	
7.		PD011 - TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA - Director of Planning. If there is	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construct- ion	

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		any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
8.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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. 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. (RMA – Planning Department)	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. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of building permits. Prior to Occupan- cy/ Ongoing	
9.		PD016 – 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 Reconnaissance report has been prepared for this parcel by Archaeological Consulting, dated November 5, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080238. All development shall be in	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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		accordance with this report." (RMA – Planning Department)				
10.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation report has been prepared for this parcel by Soil Survey, Inc., dated April 29, 2004 and is on record in the Monterey County RMA - Planning Department , Library No. LIB080237. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
11.		SPPD01 – BUILDING PERMIT REQUIREMENT (NON-STANDARD) A new building permit shall be required to allow the Guesthouse. The new building permit application shall be reviewed by all appropriate departments. The building permit will be required to meet and comply with all applicable building codes, as determined by the Director of the RMA- Building Department. In the event that water credits are not available from the Monterey Peninsula Water Management District, the proposed Guesthouse shall revert back to a Hobby Room and the appropriate changes be made on the building permit application.. (RMA – Planning Department)	Submit the required materials (plans, reports, calculations, etc) necessary to obtain all appropriate permits required to allow for the construction the Guesthouse and/or Hobby Room.	Owner / Applicant	Prior to any construction activities.	
12.		PD019(A) – DEED RESTRICTION – GUESTHOUSE (INLAND) The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building	

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		<ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens. • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets. • The guesthouse shall not exceed 600 square feet of livable floor area. • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 15 feet nor be more than one story. <p>(RMA – Planning Department)</p>	<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	permits Prior to occupancy or commencement of use	

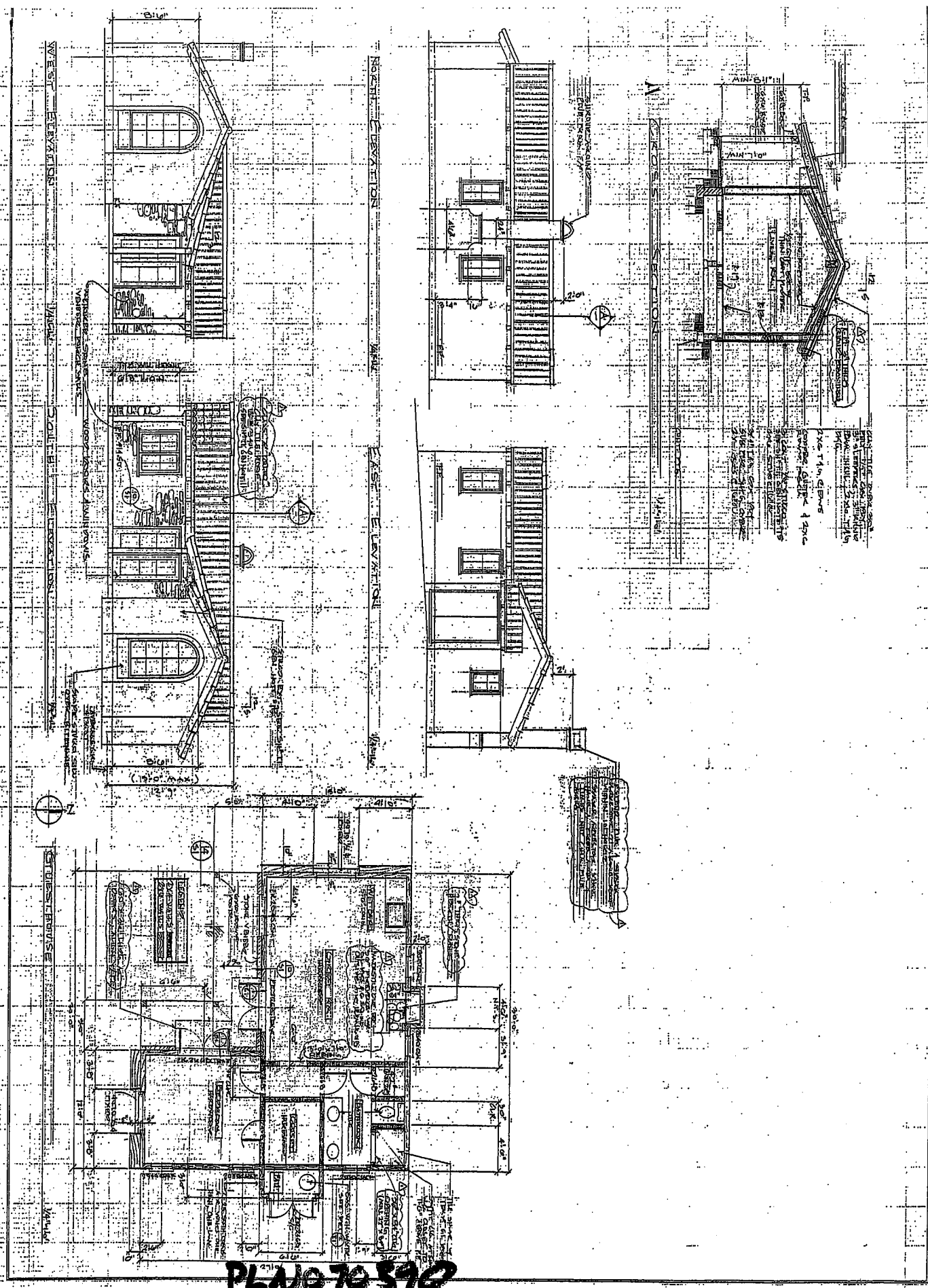
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13.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: 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. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
14.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	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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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 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 Valley Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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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. NOTE: REQUIRED DISTANCE IS 100 FEET. (Carmel Valley Fire Protection 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 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 Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

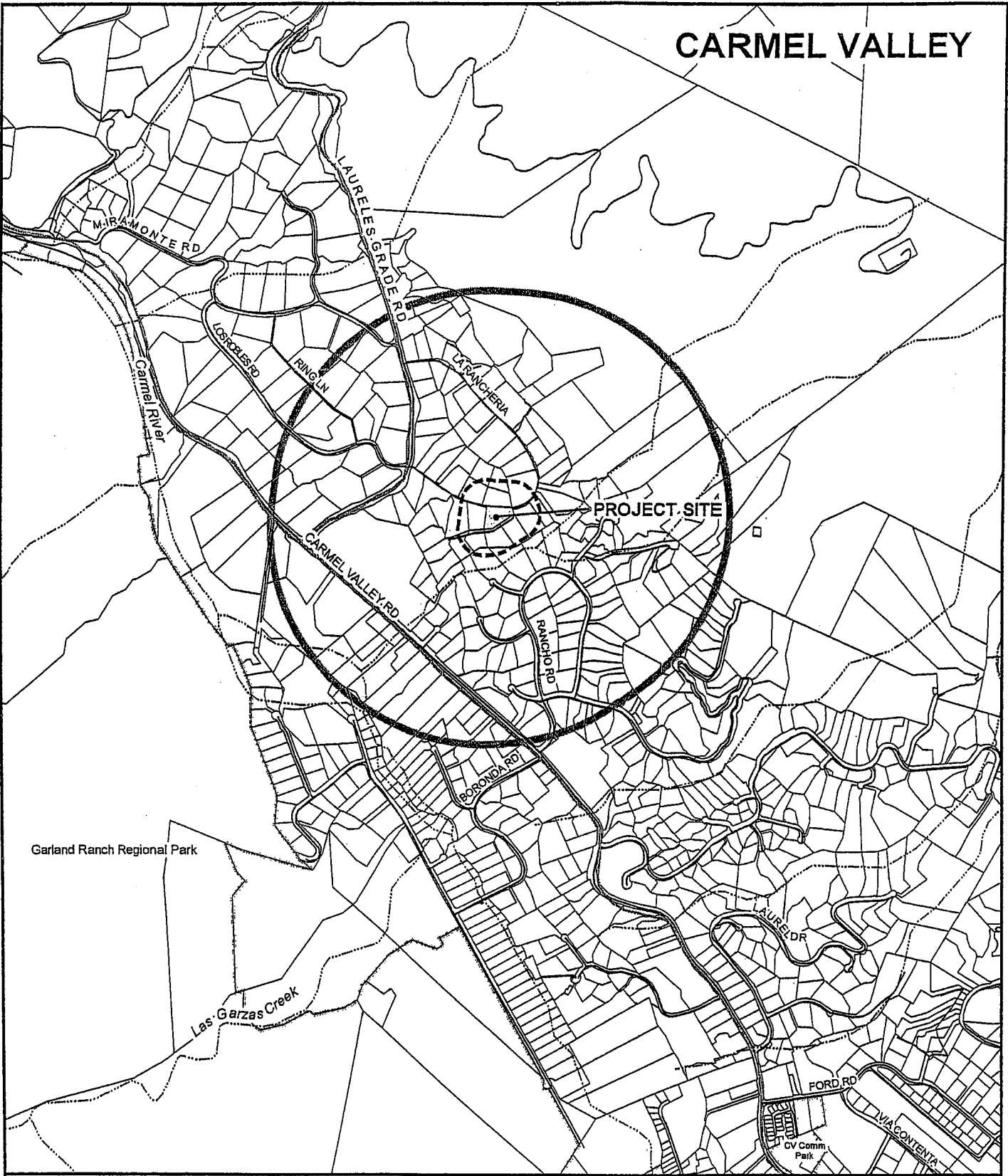
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
18.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) 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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
19.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) 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. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
20.		FIRE030 – NON-STANDARD CONDITIONS – FIRE DEPARTMENT NOTES (CARMEL VALLEY FPD) The full text of all required fire conditions must be noted on all plans (Building and Grading) as "FIRE DEPARTMENT NOTES". The Fire District will not accept or approve building or grading plans without the "FIRE DEPARTMENT NOTES."	Applicant shall enumerate as "Fire Department Notes" on plans.	Applicant or Owner	Prior to issuance of building and/or grading permits.	

END OF CONDITIONS



PLAN 070590




DRAWN BY JOB NO. 070590 SCALE SHEET NO. 01 A2	MR. & MRS. RALPH GUENTHER 17 LA RANCHERIA, CARMEL VALLEY APN: 187-131-009 PH: 601-9453	BUILDING DESIGN & CONSULTING draftact 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 (415) 646-5988 FAX 646-5988	COPYRIGHT BY DRAFTACT DATE 1-18-06 BY 1-18-06 10-17-06
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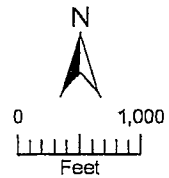


APPLICANT: GUENTHER

APN: 187-131-009-000

FILE # PLN070390

 300' Limit  2500' Limit  City Limits



PLANNER: MACK, D