

In the matter of the application of  
**Michael Hirst and Catherine Cleary (PLN070494)**

**FINDINGS AND DECISION**

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, to allow (1) an Administrative Permit for the demolition of an existing 400 square foot one story single-family house to construct a 2,213 sq. ft. two story single-family house and 264 sq. ft. garage; (2) a Coastal Administrative Permit for parking in the front setback; and (3) a Coastal Development Permit for the removal of four protected trees. The property is located at 24730 Santa Rita, Carmel, CA, Carmel Land Use Plan and came on regularly for meeting before the Zoning Administrator on March 13, 2008.

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

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The project as described in Condition No. 1, and as conditioned, is consistent with the policies, requirements, and standards of the Carmel Land Use Plan, Carmel Coastal Implementation Plan (Part 4), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced 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 regulation in these documents.
  - (b) The property is located at 24730 Santa Rita, Carmel, CA (Assessor's Parcel Number 009-081-025-000), Carmel Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, Design Approval review, in the Coastal Zone "MDR/2-D (CZ)". The lot is 5,507 sq ft or .12 acres and has limited parking area. The driveway will be 21 feet long requiring an Administrative Permit for parking in the front setback.
  - (c) The property is designated for medium density residential in the Carmel Land Use Plan. The Carmel Woods subdivision is a recommended development area "...residential development is the primary use." in the Carmel Land Use Plan 4.5 H. LAND USE, CATEGORIES AND LAND USE MAP.
  - (d) Monterey County Coastal Implementation Plan Title 20 Coastal Zoning Ordinance allows the construction of the first single family dwelling per legal lot of record.
  - (e) The parcel fits the "back-to-back" lot description where a corner lot is allowed a special consideration to have a side setback of 6 feet instead of a front setback of 20 feet according to Title 20 (20.62.040 Q.) The property fronts onto Santa Rita Street making Pico Street a side yard. The project meets setbacks with this interpretation.
  - (f) The Cleary parcel is not located within the Carmel Area General Viewshed as identified on "Map A" within the Carmel Area Land Use Plan. Therefore, implementation of the project will not impact the public viewshed or public viewing areas.
  - (g) Title 20 parking requirements for single-family houses are 2 spaces, one covered one uncovered. The parking requirements are met using the setback allowed under Title 20 (20.58.050 E.) for "Parking spaces which are located within the front setback shall not count toward the amount of required parking unless a Coastal Administrative Permit is

first secured.” The applicant is seeking a Coastal Administrative Permit to allow one uncovered space in the front setback.

- (h) The project planner conducted a site inspection on October 9, 2007 and to verify that the project on the subject parcel conforms to the plans listed above.
- (i) The project was referred to the Carmel Coastal Land Use Advisory Committee for review based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236. The Committee recommended that the house be lowered at the west side, the deck be changed to wood to minimize damage to bordering trees and a parking pad be placed next to the driveway. The vote was 6 to 0 for approval. The applicant will revise the house to change the height by one foot, change the patio from stone to wood, reduce the retaining wall to three feet, and remove the retaining wall around the patio.
- (j) The application, project plans, and related support materials submitted by the applicant to the Monterey County RMA - Planning Department for the proposed development, found in Project File PLN070494.

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

**EVIDENCE:** (a) The project has been reviewed for suitability by the following departments and agencies: RMA - Planning Department, Carmel 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. Conditions recommended have been incorporated.

(b) The property is relatively flat with 90 cubic yards of fill required to level the first floor. The property is part of Carmel Woods and is served by sewer and water. The lot has been vacant for over fifty years and is recommended as infill within the Carmel Land Use Plan 4.1.1 and CIP 20.146.120 E.

(c) Technical reports by outside, arborists, archaeologists and geological 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:

1. “Preliminary Cultural Resources Reconnaissance of APN 990-081-025-000” (LIB080003) prepared by Susan Morley, Pacific Grove, CA, October 11, 2007.
2. “Forest Management Plan Hirst Residence” (LIB080004) prepared by Frank Ono, Pacific Grove, CA Nov. 20, 2007.
3. “Geotechnical Soils-Foundation Geoseismic Report for 24730 Santa Rita Street, Carmel CA APN 009-081-025-000” (LIB080002) prepared by Grice Engineering, Inc. Salinas, CA November 2007.

(d) Staff conducted a site inspection on October 9, 2007, to verify that the site is suitable for this use.

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, Class 3 (a) categorically exempts single-family dwellings.

(b) No adverse environmental effects were identified during staff review of the project application and during site-visits on October 9, 2007.

(c) The parcel is not located within a positive archaeological buffer zone and the existing residence is not considered eligible for listing in the California Register as determined in the accompanying historic report (LIB0800003).

- (d) The parcel is not located within the general viewshed as depicted on Map A of the Carmel Area Land Use Plan. Therefore, implementation of the project will not cause a substantial adverse impact on a scenic vista, or substantially damage identified scenic resources.
- (e) See preceding and following findings and supporting evidence.

4. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and other applicable provisions of the County’s zoning ordinance (Title 20). Zoning violation abatement costs, if any, have been paid.

**EVIDENCE:** Staff verification of the Monterey County RMA - Planning Department and Building Services Department records indicate that no violations exist on subject property.

5. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, 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, of the Carmel Local Coastal Program Public Access Map and complies with Carmel 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 conducted a site visit on October 9, 2007.

6. **FINDING: DESIGN REVIEW**- The project structure conforms to the neighborhood character and assures the visual integrity of the neighborhood without imposing undue restrictions on private property in accordance with the Monterey County Code Section 20.44.010.

- EVIDENCE:**
- (a) Santa Rita Street does not have a singularly identifiable neighborhood character that would allow easy architectural description but the proposed house fits within the styles most commonly seen with cedar shingles and roofing. The design also preserves most of the existing trees to maintain the separation between the surrounding houses.
  - (b) The project proposes a two-story house in a highly developed residential neighborhood. The size and mass of the proposed residence is compatible with the surrounding residences, which comprise both older single-story cottages and newer two-story houses.
  - (c) The project proposes a shingle and stone house, which is consistent with the character of the Carmel Woods area.
  - (d) The colors and materials selected for the house are natural cedar and white trim to blend with the surroundings.
  - (e) The proposed height of the residence is within the requirement of the zoning ordinance and is consistent with the two-story residences in the neighborhood.
  - (f) The project is not within an area of protected public viewshed.

7. **FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit for the removal of four trees in accordance with the applicable policies of the Carmel Land Use Plan, Carmel Coastal Implementation Plan (CIP) and the Monterey County Zoning Ordinance (Title 20). The Required Findings in order to grant the permit for tree removal have been met.

- EVIDENCE:** (a) The Coastal Development permit will allow the removal of one 24" Monterey Pine, One 14" Monterey Pine, one 9" oak and one 14" Oak tree.
- (b) Carmel Coastal Implementation Plan 20.146.060 A states: "A Coastal Development Permit must be obtained for the removal of trees and other major vegetation with the following exceptions: removal of hazardous trees which pose an immediate danger to life or structures..." A 14" Monterey Pine has been uprooted by the wind and will be removed. A 9" oak has also been damaged and is leaning into the proposed project and will be removed.
- (c) Measures for tree protection during construction have been incorporated as conditions and in the Forest Management Plan (FMP) including tree protection zones, trunk protection, hand excavation and bridging roots. The FMP specifically illustrates trees with photos that will be removed and describes their condition and why they are being removed. The house has been designed to minimize tree removal and save healthy trees where possible.
- (d) The Carmel CIP 20.146.060 D states: "An exception may be granted by the decision making body for removal of a tree that is 24" or greater in diameter...and not visually or historically significant, exemplary of its species or more than 1,000 years old, provide that...no alternatives to development...exists..." The 24" Monterey Pine is in poor condition and is recommended for removal in the Forest Management Plan. The house will contact other healthy trees if moved to save the 24" Monterey Pine.
- (e) The Carmel CIP 20.146.060 D 3 states: "Removal of native trees shall be limited to that which is necessary for the proposed development." A Coastal Development Permit is needed for the removal of a healthy 14" Coast Live Oak and a 9" Oak that is leaning into the proposed house. Both trees must be removed to build the house.
- (f) The removal will not involve a risk of adverse environmental impacts because there will not be additional erosion, loss of soil, destruction of habitat or exposure within critical viewsheds.
- (g) Tree removal for this project is limited to trees that are a clear hazard, dead or where removal is necessary to build the house (Carmel CIP 20.146.060 A. b. and D. 3.). The architect has saved most of the site trees, 11 of 15, and has designed the house to preserve trees on the northern property line and along Pico Street.

8. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

**EVIDENCE:** (a) Preceding findings and supporting evidence.

9. **FINDING: APPEALABILITY** – The decision on this project is may be appealed to the Board of Supervisors. It may be appealed to the Coastal Commission.

**EVIDENCE:** (a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20).  
(b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

### 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 13th day of March, 2008.

  
JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 17 2008**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAR 27 2008**

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 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 RMA - Planning Department and RMA - Building Services Department offices 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 Resource Management Agency  
Planning Department  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** *Hirst & Cleary*

**File No:** APN07494

**Approval by:** Zoning Administrator

**APNs:** 009-081-025-000

**Date:** March 13, 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.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Coastal Administrative Permit (PLN070494) allows 1) An Administrative Permit for the demolition of an existing 400 square foot one story single-family house to construct a 2,213 sq. ft. two story single-family house and 264 sq. ft. garage; (2) An Administrative Permit for parking in the front setback; and (3) a Coastal Development Permit for the removal of four protected trees. The property is located at 24730 Santa Rita, Carmel CA (Assessor's Parcel Number 990-081-025-000), Carmel Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 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. <b>(RMA - Planning Department)</b></p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>  The applicant shall record a notice which states: "A permit (Resolution 070494) was approved by the Planning Director for Assessor's Parcel Number 990-081-025-000 on March 13, 2008. The permit was granted subject to <b>18</b> 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. <b>(RMA - Planning Department)</b></p>	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.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</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 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 resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b></p>	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	

4.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></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. <b>(RMA - Planning Department)</b></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 concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	
5.		<p><b>PD011 – TREE AND ROOT PROTECTION</b></p> <p>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 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</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval with photos or field verification by staff.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	



		<p>harmful, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)</p>	<p>Contractor shall submit ongoing evidence, every month of construction, 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.</p>	Owner/ Applicant	During Construc- tion	
			<p>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 as determined by RMA –Planning Department.</p>	Owner/ Applicant	Prior to final inspection	
6.		<p><b>PD010 - EROSION CONTROL PLAN AND SCHEDULE</b> The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. 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 RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	

			Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
7.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	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	Prior to the issuance of building permits.  Prior to Occupancy/ Ongoing	
8.		<b>PD NON-STANDARD CONDITION-REVISION</b> The applicant will revise the house to comply with Carmel LUAC requests by lowering the second floor height by one foot, changing the patio from stone to wood, reducing the retaining wall on the western side of the property to three feet, and removing the retaining wall around the patio. <b>(RMA – Planning Department)</b>	Revised copy of the plans shall be submitted to RMA Planning for approval	Owner/ Applicant	Prior to building permit	
9.		<b>PD NON-STANDARD CONDITION-HISTORIC HOUSE</b> The applicant will have prepared a Phase 1 historic evaluation, by a certified historic expert, for the existing structure on the property and include this report with the project technical reports. If the structure is considered historically significant then the project will not start construction and the applicant shall return to the Zoning Administrator at a public hearing to consider appropriate actions.	Applicant shall submit the Phase 1 historic report to RMA Planning for approval	Owner/ Applicant	Prior to building permit	

10.		<p><b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b>  Obtain an encroachment permit from the Department of Public Works and construct a standard asphalt (or pavers) driveway connection to Santa Rita Street. <b>(Public Works)</b></p>	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading/ Permits Issuance	
11.		<p><b>FIRE007 - DRIVEWAYS</b>  Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. <b>(Carmel Fire PD)</b></p>	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	
12.		<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,</p>	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

		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 Fire District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
13.		<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 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	
14.		<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 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	

15.	<p><b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b>  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. <b>(Carmel Fire District)</b></p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit	
16.	<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</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	WRA
17.	<p><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></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	WRA
18.	<p><b>DRAINAGE PLAN (NON-STANDARD WORDING)</b>  The applicant shall provide the Water Resources Agency a drainage plan addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

END OF CONDITIONS  
END OF CONDITIONS

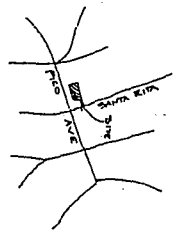
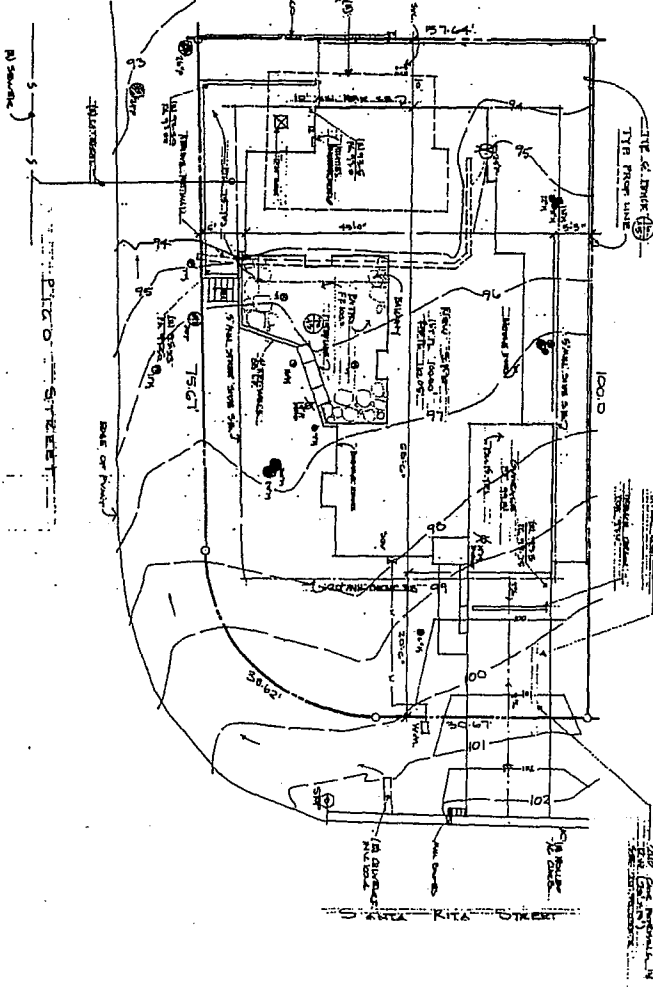
FLOOR AREA SUMMARY	
First Floor	1871
Second Floor	2415
Garage	1245
Pool	1245
Other	1245
<b>TOTAL</b>	<b>8021</b>

GENERAL NOTES	
1.	SEE ARCHITECTURAL DRAWINGS FOR FINISHES AND MATERIALS.
2.	SEE ELECTRICAL DRAWINGS FOR ELECTRICAL SYMBOLS AND SCHEDULES.
3.	SEE MECHANICAL DRAWINGS FOR MECHANICAL SYMBOLS AND SCHEDULES.
4.	SEE CIVIL DRAWINGS FOR CIVIL SYMBOLS AND SCHEDULES.



24730 SANTA RITA STREET



PROJECT NO.	24730
DATE	11/19/07
SCALE	AS SHOWN
SHEET NUMBER	1
OF	1

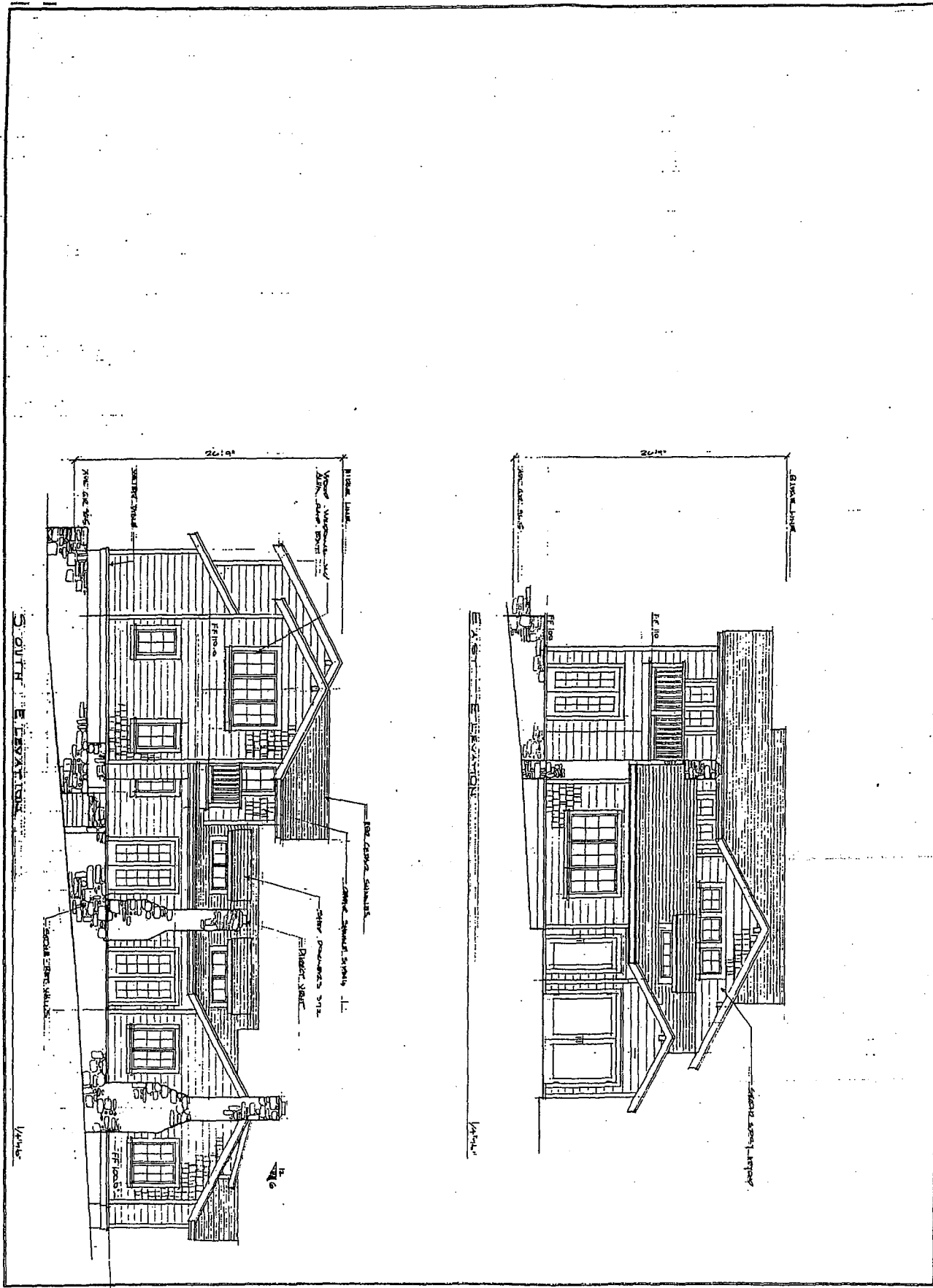
**HIRST RESIDENCE**  
 24730 SANTA RITA STREET  
 CARMEL, CALIFORNIA  
 APN: 009-081-025-000

**draftact**  
 BUILDING DESIGN & CONSULTING  
 2190 GARDEN RD., SUITE 23 / MONTEREY, CA 93940  
 (831) 844-3966 FAX 844-3966

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DATE	BY
11/19/07	



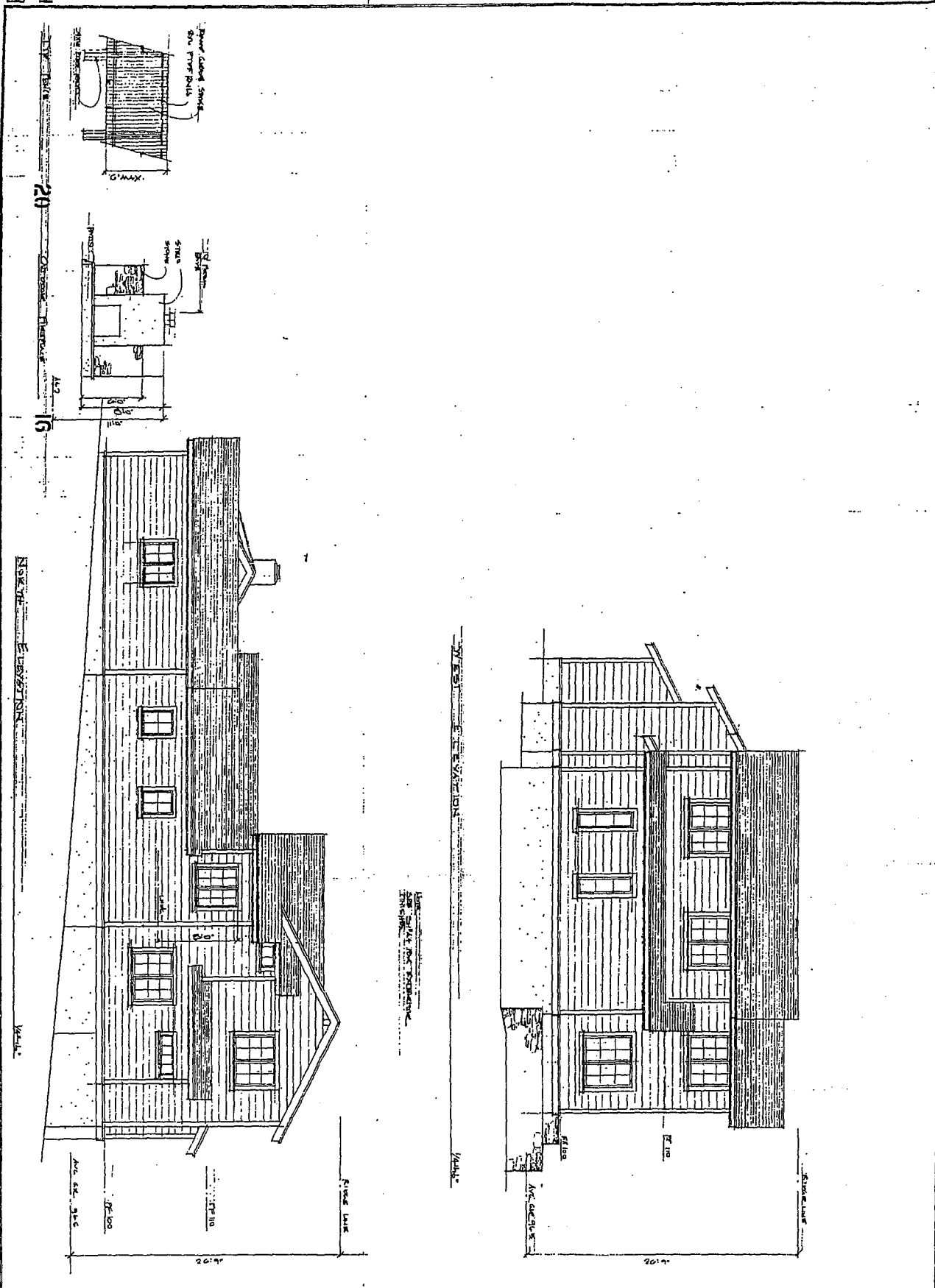
DRAWN BY: [Signature]  
 JOB NO. [Number]  
 SCALE: [Scale]  
 SHEET NUMBER: [Number]

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11-21-07	[Signature]
11-27-07	[Signature]



DRAWN BY  
 DATE 01-20-07  
 SCALE 1/8" = 1'-0"  
 PROJECT NUMBER  
**A5**  
 00075

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