

RESOLUTION NO. 070645

A. P. # 009-401-020-000

In the matter of the application of
Robert Saul Flores (PLN070645)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, consisting of a 1) Coastal Administrative Permit to allow the demolition of a 237 square foot garage and the construction of a two-story 2,269.5 square foot single family dwelling with a finished basement, attached 210 square foot one-car garage, and a 42.5 square foot portico; 2) A Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) Coastal Administrative Permit to allow a single designated uncovered parking space within the front set back; grading (Less than 100 cubic yards of cut and fill) and Design Approval.. The property is located at 2594 Santa Lucia Avenue, Carmel, Carmel Area Land Use Plan, and came on regularly for meeting before the Zoning Administrator on April 24, 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, policies, requirements, and standards of the Monterey County General Plan, certified Monterey County Local Coastal Program (LCP). The LCP for this site consists of the Carmel Area Land Use Plan, Coastal Implementation Plan (Part 4), and the Coastal Implementation Plan Appendices (Part 6); Monterey County Coastal Implementation Plan (Part 1) or 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 project is located at 2594 Santa Lucia Carmel (Assessor's Parcel Number 009-401-020-000) south of the intersection of the intersection of Santa Lucia Avenue and Carmelo Street in the Carmel Point Area (Coastal Zone) The parcel is zoned Medium Density Residential, 2 units per acre with an 18 foot height limit, in the Coastal Zone ["MDR/2 D (18) (CZ)"] which allows a density of two residential units per acre. The proposed development includes Coastal Administrative Permit to allow the demolition of an existing 237 square foot, one story detached garage and the construction of a two-story 2,269.5 square foot single family dwelling with an attached 210 square foot one-car garage with a 42.5 square foot portico; 2) Coastal Development Permit for development within 750 feet

of a known archaeological resource 3) Coastal Administrative Permit to allow a single designated uncovered parking space within the front set back; grading (Less than 100 cubic yards of cut and fill) and Design Approval. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.

- (c) The project planner conducted a site inspection in January 17, 2008 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project is consistent with the following development standards as required by Section 20.12.060 of the Monterey County Zoning Ordinance (Title 20) for those areas designated Medium Density Residential, 2 units per acre
 - Height Allowed height measured from the average natural grade for a main structure is 18 feet. The proposed residence is a two-story structure that measures approximately 18 feet at the highest point.
 - Setbacks Main structures require a minimum setback of 20 feet (front), 5 feet (side), and 10 feet (rear). The parcel will be accessed by a private driveway that intersects Santa Lucia Avenue. The front setback is located approximately 20 feet from the edge of the public right-of-way, 5 feet, and 8 feet from the side property line and approximately 11.2 feet from the rear property line.
 - Development Density Maximum density allowed within the MDR/2 zoning district is (2) units per acre. The parcel is approximately 4,000 square feet or 0.092 acres.
 - Building Site Coverage Maximum allowed building site coverage within the MDR zoning designation is 35% and 45% for Floor Area Ratio, as proposed the project maintains site coverage of 35% and a Floor area Ratio of 44.5%.
- (e) The project was not referred to the Carmel Highlands 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, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development; and is exempt from CEQA per Section 15303 (a).
- (f) 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 PLN070645, were found to be consistent with all the policies within the Carmel Land Use Plan, Coastal Implementation Plan Part 4 and the Coastal Implementation Plan Part 1 Section 20.12.

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, Cypress 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) An Archaeological report prepared for the property concluded that the project site does not contain surface evidence of potentially significant resources. Additionally, a soils report was prepared for the property to analyze and make recommendations for the construction of the proposed structures with regard to Geotechnical conditions of the site. The report outlined recommendations regarding structure design relative to existing geology and soil conditions.
- (c) Cypress Fire Protection District required, as a condition of approval (Condition No. 20), that all new structures, shall require a minimum of ICBO Class A roof construction. This is due to the project being located in a high fire hazard area.
- (d) The following reports have been prepared:
 - "Archaeological Report" (LIB080159) prepared by Archaeological Consultants, dated November 2, 2007 Salinas, CA.
 - "Soils Report" (LIB080160) prepared by Landset Engineering Inc, dated December 6, 2007 Salinas, CA.
 - "Historical Report" (LIB060241) prepared by Kent I. Seavey, dated December 23, 2005 Salinas, CA.
 - "Archaeological Report" (LIB060242) prepared by Basin Research Associates, dated March 24, 2006 San Leandro, CA.
- (e) Staff conducted a site inspection in January 17, 2008, to verify that the site is suitable for this use.
- (f) 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 PLN070645.
- (g) The subject property previously know as lot 5 was assigned new Assessors Parcel Number 009-401-020-000 and was certified as a legal lot of record under unconditional certificates of compliance CC050042.

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), categorically exempts the construction of one single family residence within a residential zone.
 - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on January 17, 2008.
 - (c) The proposed development includes Coastal Administrative Permit to allow the demolition of an existing 237 square foot, one story detached garage and the construction of a two-story 2,269.5 square foot single family dwelling with an attached 210 square foot one-car garage with a 42.5 square foot portico; 2) Coastal Development Permit for development within 750 feet of a known archaeological resource 3) Coastal Administrative Permit to allow a single designated uncovered parking space within the front set back; grading (Less than 100 cubic yards of cut and fill) and Design Approval.

- (d) Based on the archaeological report prepared by Basin Research Associates, dated March 24, 2006, and the revised report dated April 17, 2006, and a project specific report by Archaeological Consulting dated November 2, 2007, no evidence of pre-historic or historically significant archaeological or architectural resources was observed during the field inventory. Based upon the recommendation of the consultant, a condition of project approval requires that in the event that any archaeological resources are found on site, work be halted immediately within 25 feet of the find until a qualified professional archaeologist can evaluate it (Condition No. 3). Recommendations are consistent with the requirements of Section 20.146.090 of the Carmel Area Coastal Implementation Plan.
- (e) The Historical Evaluation has been prepared by Kent Seavey on March 24, 2006 (Library No. 060242). It determined that no historical significance was identified for the structure located at 2594 Santa Lucia Avenue, Carmel. It was therefore, determined that the structure located on the subject property is not eligible to be listed as a historic resource as defined by the California Environmental Quality Act (CEQA), Public Resource Code Section (21084 1.) and is therefore exempt from CEQA.
- (f) Implementation of the project will not require tree removal, extensive grading, or development on slopes in excess of 30%.
- (g) No adverse environmental effects were identified during staff review of the project application or during a site-visit in January 17, 2008.
- (h) See preceding and following findings and supporting evidence.

4. FINDING: PARKING – The subject property is in compliance with all rules and regulations pertaining to parking regulation, per Section 20.58.040 & 20.58.050 E which allows the space located within the front setback of the proposed structure to be utilized and counted as a parking space.

- EVIDENCE:**
- (a) Staff conducted a site visit on January 17, 2008 to verify the site constraints of the property.
 - (b) Adequate space exists within the front setback to facilitate an additional parking space.
 - (c) The lot is approximately 4,000 square feet in size and measures 40 feet wide and 100 feet long. The site development standards in Title 20 Section 20.12.060 state that the minimum lot size shall be 6,000 square feet. The County has determined that the subject property is a legal lot of record and therefore developable. Due to the current setback requirements the lot area is further reduced to 2,100 square feet of developable area further constraining the site.
 - (d) The property is further constrained by two significant Monterey Pine trees located on the west and northwesterly portions of the lot. The north-west corner of the proposed residence was set back to not detrimentally impact the existing Landmark Monterey Pine.

5. 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.

- 6. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). 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, the Shoreline Access/Trails Map, of the Carmel Area Land Use Plan.
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(d) Staff site visit in January 17, 2008.

- 7. 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) The subject project if approved would not require variances or exception to any Health and Safety regulations within the county codes. The project as conditioned is consistent with all county regulations and Land Use Plan policies.
(b) The project as proposed was noticed for a public hearing as required under Section 20.84.040 of the Coastal Implementation Plan Part 1.
(c) Preceding findings and supporting evidence.

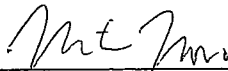
- 8. FINDING: APPEALABILITY** – The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Sections 20.86.020 and 20.86.030 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 24th day of **April, 2008**.


MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY - 1 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 **MAY 11 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 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 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: Flores

File No: PLN070645

Approval by: Zoning Administrator

APNs: 009-401-020-000

Date: April 24, 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>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN0070645) consists of; 1) Administrative Permit to allow the demolition of a 237 square foot garage and the construction of a two-story 2,269.5 square foot single family dwelling with a finished basement, attached 210 square foot one-car garage, and a 42.5 square foot portico; 2) A Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) Coastal Administrative Permit to allow a single designated uncovered parking space within the front set back; grading (Less than 100 cubic yards of cut and fill) and Design Approval. The property is located at 2594 Santa Lucia Carmel (Assessor's Parcel Number 009-401-020-000-000) South of the intersection of Santa Lucia Avenue and Carmelo Street in the Carmel Area (Coastal Zone) 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 the appropriate authority approves additional permits. 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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 permit (Resolution No.070645) was approved by the Zoning Administrator for Assessor's Parcel Number 009-401-020-000 on April 24, 2008. The permit was granted subject to 21 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 resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	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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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 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)</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.	

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5.		<p>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 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)</p>	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 Construction	
			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	
6.		<p>PD027 - DEBRIS REMOVAL Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. (RMA – Planning Department)</p>	Proof of compliance shall be submitted to RMA - Planning Department prior to issuance of building permits.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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7.		<p>PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department)</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p> <p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant/ Engineer</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to the final inspection</p>	
8.		<p>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)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p> <p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to Occupancy Ongoing</p>	

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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: "A(n) Archaeological report has been prepared for this parcel by Archaeological Consultants, dated November 2, 2007 and is on record in the Monterey County RMA - Planning Department , Library No. 080159. 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.	
10.		PD010 - EROSION CONTROL PLAN AND SCHEDULE 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 and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department)	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.	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	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	

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11.		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)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection.	
12.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA – Planning Department)	Applicant shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor/ Owner/ Applicant	Prior to the issuance of a demolition permit.	
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor/ Owner/ Applicant/ Air District	During demolition	
13.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits.	

<i>Permit Cond. Number</i>	<i>Ming. 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>
		<p>be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, either landscaping shall be installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits.</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits.</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p>	<p>Prior to issuance of Building Permits.</p>	
14		<p>PD021 - DEED RESTRICTION - FIRE HAZARD Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.142.130 of the Coastal Implementation Plan</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits.</p>	

<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>
		Part 4 and per the standards for development of residential property." (RMA – Planning Department)	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use.	
15		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.	
16		WR0040 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: 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 recirculation 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	

<i>Permit Cond. Number</i>	<i>Ming. 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>
17		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to <u>(Santa Lucia Avenue)</u> . (Public Works)	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	
18		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Cypress 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 Permit 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>
19		<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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. (Cypress Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
20		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>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</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	

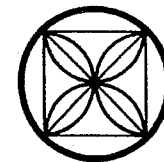
<i>Permit Cond. Number</i>	<i>Ming. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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. (Cypress Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection.	
21		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) 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. (Cypress Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

END OF CONDITION

Flores Residence

New Dwelling
Carmel-by-the-Sea, California

A.P.N. 009-401-020-000



CLAUDIO ORTIZ
DESIGN GROUP, INC.

Project Data

LOT SIZE	4,000.0 S.F.	100.0 %
ZONING	R-1	
A.P.N.	009-401-020	
ADDRESS	BLOCK: B1 LOT: 5	

FLOOR AREA RATIO

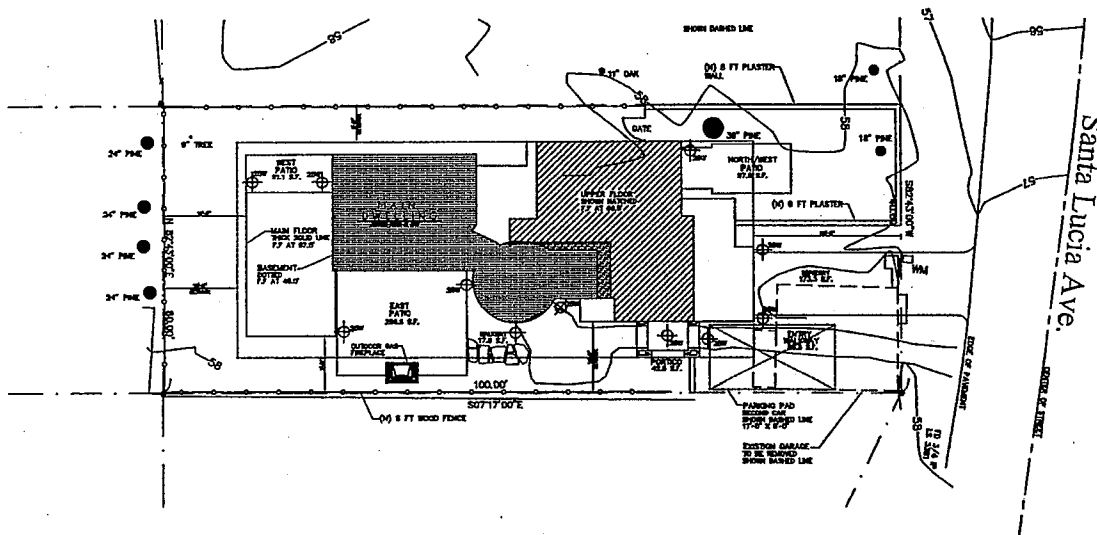
FAR ALLOWED	1,800.0 S.F.	45.0 %
MAIN FLOOR	1,148.3 S.F.	
ATTACHED GARAGE	280.0 S.F.	
UPPER FLOOR	434.8 S.F.	
BASEMENT (EXEMPT)	(487.5 S.F.)	
TOTAL FLOOR AREA PROPOSED	1,797.9 S.F.	44.5 %

SITE COVERAGE

COVERAGE ALLOWED	1,400.0 S.F.	35.0 %
COVERAGE PROPOSED	1,400.0 S.F.	35.0 %

LAND COVERAGE

LAND COVERAGE ALLOWED	N/A	N/A
DRIVEWAY	173.3 S.F.	
ENTRY WALK	88.5 S.F.	
PORTICO	42.8 S.F.	
N/W PATIO	97.6 S.F.	
EAST PATIO	256.8 S.F.	
WEST PATIO	81.1 S.F.	
WALKWAY	17.8 S.F.	
LAND COVERAGE PROPOSED	737.2 S.F.	11.5 %



EROSION CONTROL NOTES:

- EROSION CONTROL SHALL CONFORM TO ORDINANCE 2000.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGHOUT THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 200 LBS. PER ACRE AND TUCKED IN TO PREVENT MOVEMENT DURING WATER LDR.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS./ACRE) AND COVERED WITH STRAW.

DRAINAGE NOTES:

ALL SITE AND RUNOFF SHALL BE DIRECTED ONTO PRIVATE PROPERTY AND FILTERED THROUGH SEEPAGE PITS OR FRENCH DRAINS WHERE POSSIBLE. ANY RUNOFF WATERS FROM THE SITE THAT MAY BE DIRECTED ONTO THE PUBLIC RIGHT-OF-WAY AND/OR CITY STORM DRAIN SYSTEM MUST PASS THROUGH AN OIL SEPARATOR FILTERING SYSTEM INSTALLED IN ACCORDANCE WITH CEDA, COASTAL AND STATE STANDARDS. RUNOFF WATERS MUST BE CONTROLLED DURING CONSTRUCTION.

A SEPARATE DRAINAGE PLAN MUST BE SUBMITTED AND APPROVED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD PRIOR TO THE FINAL INSPECTION OF THE PROJECT.

THE DUMPING OF ANY LIQUID MATERIAL OR PRODUCT INTO OR ONTO THE EARTH/DIRT IS PROHIBITED. ALL EXCESS WASTE LIQUID MATERIAL SHALL BE REMOVED FROM THE SITE IN PROPER CONTAINERS AND DISPOSED OF IN A MANNER MEETING STATE LAW. VIOLATORS WILL BE CITED AND THE PERMIT FOR THE PROJECT SUSPENDED PENDING A HEARING BY THE PLANNING COMMISSION TO REVOKE THE LICENSE OF ANY CONTRACTOR(S) INVOLVED IN THE VIOLATION.

NOTES:

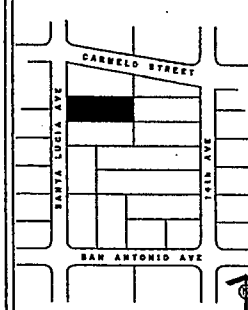
- Final inspection and approval from Water District required prior to City final approval.
- dispose, wash off, or wash down of any and all materials such as mortar, concrete, paint, grease, glue, etc. on property, including the storm drain system, is strictly prohibited unless specifically and individually approved by Public Works Director. Violators will be cited and assessed of cleaning costs.
- Survey hubs to be in place.
- The contractor shall locate and expose of property corners and string the side yard property lines prior to the initial foundation and footing inspection.
- Survey hubs to be in place.
- All surface water drainage shall be directed away from the building for a distance of five (5) feet with a minimum grade of 2%.
- Existing trees shall be protected from construction including but not limited to the hand digging of any trenches near trees, refer to the city or county regulations.
- The finish floor elevation is to be above the crown of the street.
- Protect all trees during construction.

SHEET INDEX

ARCHITECTURAL

- SITE PLAN
- SURVEY
- MAIN FLOOR PLAN
- UPPER FLOOR PLAN
- BASEMENT FLOOR PLAN
- ELEVATION
- ELEVATION
- ROOF PLAN

VICINITY MAP



LEGEND

- EXISTING CONTOURS
- EXISTING TREES
- (X) TREES TO BE REMOVED
- (N) NEW TREES
- 25 W. LIGHT FIXTURE
- DRAINAGE DIRECTION
- 2% SLOPE

OWNER INFORMATION

SAUL FLORES
1659 SCOTT BLVD, SUITE #2
SANTA CLARA, CALIFORNIA 95050
(408) 910-2485

CLAUDIO ORTIZ
DESIGN GROUP INC.
277 W. COLLEGE AVE. #201
CARMEL-BY-THE-SEA, CA 95021
408-910-2485
311-311-1114



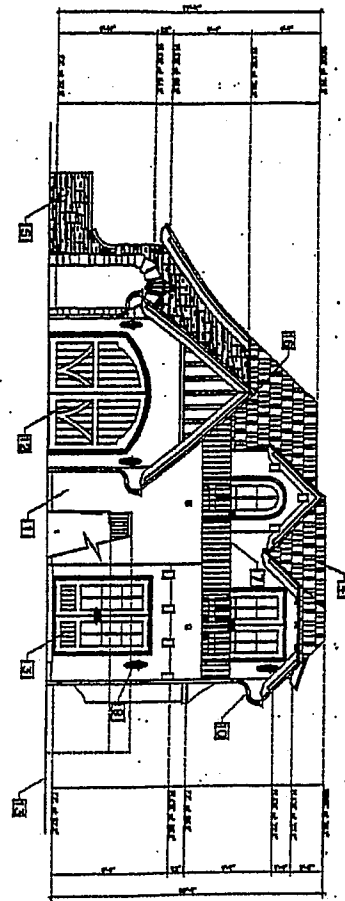
FLORES RESIDENCE
2594 Santa Lucia Ave., Carmel-by-the-Sea California

SHEET TITLE
SITE PLAN
SCALE: 1" = 11'-0"

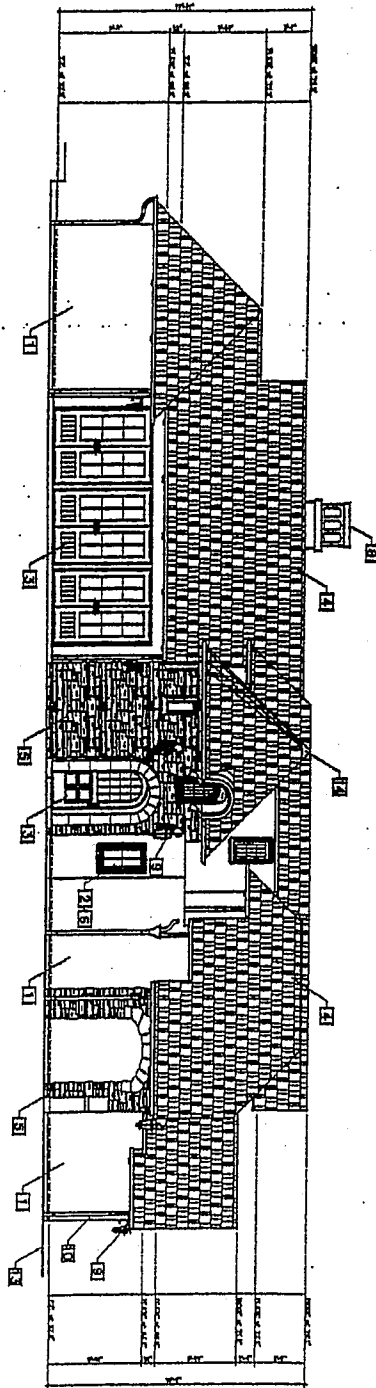
REVISION DATE: 12/18/07

JOB NO: 07-14

SHEET: 1



NORTH ELEVATION



EAST ELEVATION

KEY NOTES:

1. SEE SHEET 07-14 FOR PLAN
 2. SEE SHEET 07-14 FOR PLAN
 3. SEE SHEET 07-14 FOR PLAN
 4. SEE SHEET 07-14 FOR PLAN
 5. SEE SHEET 07-14 FOR PLAN
 6. SEE SHEET 07-14 FOR PLAN
 7. SEE SHEET 07-14 FOR PLAN
 8. SEE SHEET 07-14 FOR PLAN
 9. SEE SHEET 07-14 FOR PLAN
 10. SEE SHEET 07-14 FOR PLAN
 11. SEE SHEET 07-14 FOR PLAN
 12. SEE SHEET 07-14 FOR PLAN
 13. SEE SHEET 07-14 FOR PLAN

6

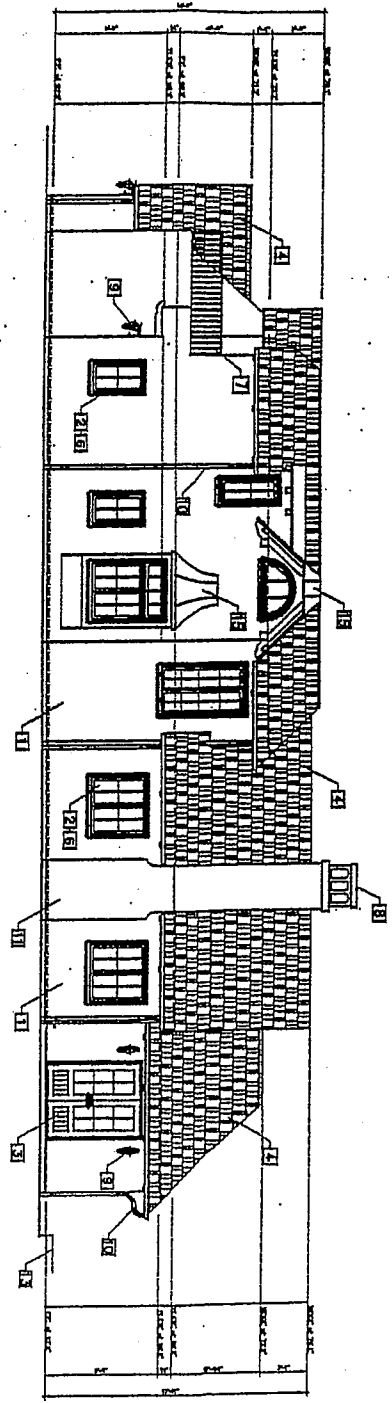
DATE: 12/18/07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO: 07-14

PROJECT TITLE:
LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

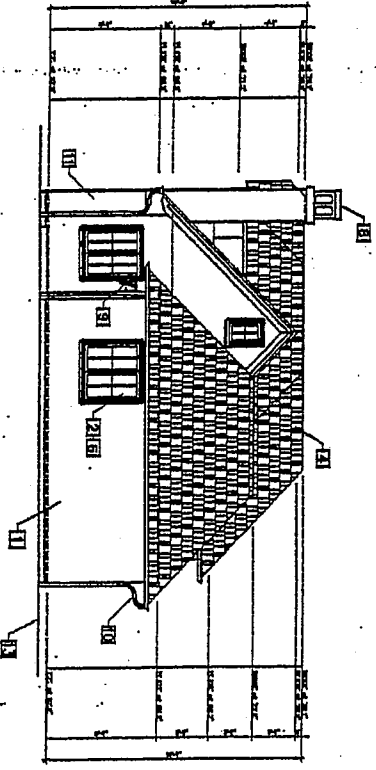
FLORES RESIDENCE
 2524 Santa Lucia Ave., Carmel-by-the Sea California



CLAUDIO ORTIZ DESIGN GROUP INC.
 4700 S. GARDNER RD. #100
 SAN JOSE, CA 95128
 TEL: 408.277.7777
 WWW.CORTIZDESIGN.COM



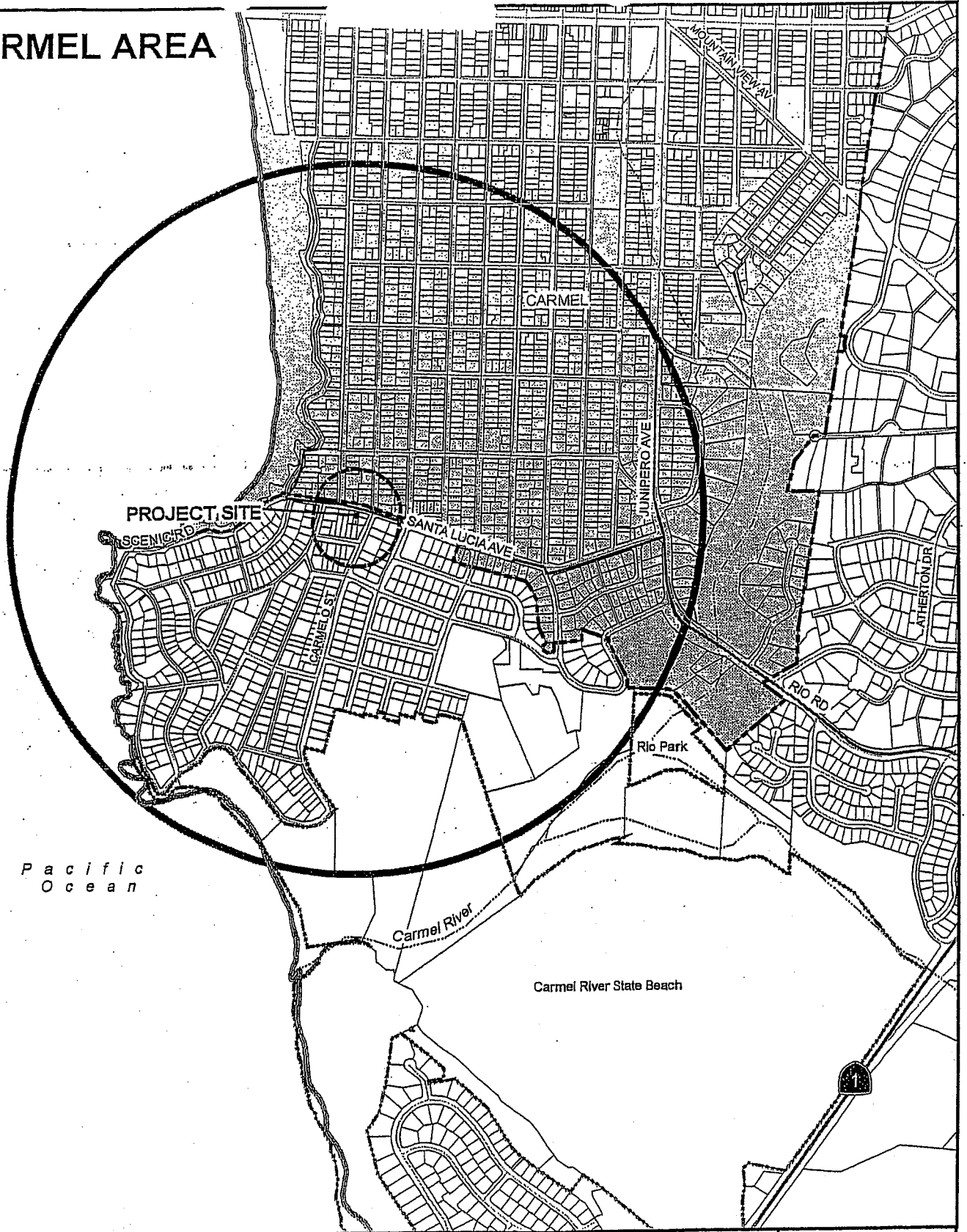
WEST ELEVATION



SOUTH ELEVATION

- KEY NOTES:** THESE AND OTHER NOTES APPLY TO THE PROJECT
- 1) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 2) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 3) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 4) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 5) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 6) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 7) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 8) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 9) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 10) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 11) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 12) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 13) FINISH: SEE ARCHITECT'S SPECIFICATIONS
 - 14) FINISH: SEE ARCHITECT'S SPECIFICATIONS




CARMEL AREA

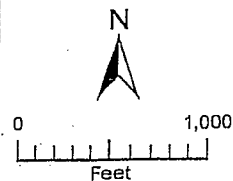


APPLICANT: FLORES

APN: 009-401-020-000

FILE # PLN070645

 300' Limit  2500' Limit  City Limits



PLANNER: MONTANO