

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 070099

A.P.# 169-192-002-000

In the matter of the application of  
**JUSTIN H HASTINGS (PLN070099)**

**FINDINGS & DECISION**

Use Permit and Design Approval to allow the construction of a two-story, 2,488 square-foot accessory structure/barn containing a shop, garage, and office on the first floor and an exercise room/guest house on the second level, in the Carmel Valley Floodplain. Colors and materials consist of sealed redwood. The property is located at 27493 Schulte Road, Carmel, Assessor's Parcel Number 169-192-002-000, came on regularly for hearing before the Zoning Administrator on April 9, 2009.

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, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan 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 27493 Schulte Road, Carmel (Assessor's Parcel Number 169-192-002-000), Carmel Valley Master Plan. The parcel is zoned Rural Grazing, 10 acres per unit with Design Control, Site Plan Review and Residential Allocation Zone overlays or ("RG/10-D-S-RAZ") which allows for the proposed development. Therefore, the property is suitable for the proposed development.  
(c) The project planner conducted a site inspection on October 14, 2008 to verify that the project on the subject parcel conforms to the plans listed above.  
(d) The proposed project is located within the floodway fringe Zone A11, as shown on the FEMA Flood Rate Map (FIRM) 060196-0185 D, effective January 30, 1984. The Base Flood Elevation (BFE) on the effective FIRM is 94.2 feet (NGVD 1929) or 97 feet (NAVD). The Flood Insurance Study flood profile for the Carmel River Schulte Overbank (effective April 2, 2009) indicates that the BFE is 97 feet (NAVD 1988) at the project site. The finish floor elevation for the proposed barn must be constructed at least one foot above the 100-year flood level which is approximately 3 feet above the average natural grade of the proposed barn location. This elevation

requirement has been incorporated into the recommended Conditions of Approval matrix in the form of Conditions of Approval numbers 9, 10 and 14.

- (e) The current configuration of the parcel (Assessor's Parcel Number 169-192-002-000) was created through a Lot Line Adjustment (File No. PLN0104330).
- (f) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because it is exempt from the California Environmental Quality Act (CEQA).
- (g) 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 PLN070099.

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) Staff conducted a site inspection on October 14, 2008 to verify that the site is suitable for this use.
  - (c) Materials in Project File PLN070099.

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. The project consists of a Use Permit to construct a 2,488 square-foot barn.
  - (b) No adverse environmental effects were identified during staff review of the development application during a site visit on October 14, 2008.
  - (c) 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 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:** 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.

5. **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:** The project has been reviewed for Health and Safety compliance by the following departments/agencies: RMA – Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division and the 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.

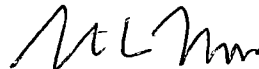
6. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

**EVIDENCE:** Section 21.80.040.B of Monterey County Zoning Ordinance (Title 21) states, “The Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title. The decision of the Planning Commission shall be final and may not be appealed, except as provided for in Section 21.80.040 C.”

### DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions:

**PASSED AND ADOPTED** this 9th day of April 2009.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **MAY 21 2009**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 31 2009**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.

\*NOTES

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

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

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

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

**Monterey County Resource Management Agency  
Planning Department  
Condition Compliance and/or Mitigation Monitoring  
Reporting Plan**

**Project Name:** Hastings  
**File No:** PLN070099 **APNs:** 169-192-002-000  
**Approved by:** The Zoning Administrator **Date:** April 9, 2009

*\*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 Use Permit and Design Approval allows for the construction of a two-story, 2,488 square-foot accessory structure/barn containing a shop, garage, and office on the first floor and an exercise room/guest house on the second level, in the Carmel Valley Floodplain. Colors and materials consist of sealed redwood. The property is located at 27493 Schulte Road, Carmel, Assessor's Parcel Number 169-192-002-000, 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		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>				
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution 070099) was approved by the Zoning Administrator for Assessor's Parcel Number 169-192-002-000 on April 9, 2009. The permit was granted subject to 23 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>	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.		<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	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	Owner/ Applicant/ Archaeologist	Ongoing	

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		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>	develop proper mitigation measures required for the discovery.			
4.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	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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		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>				
5.		<b>PD007 - GRADING-WINTER RESTRICTION</b> 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. <b>(RMA – Planning Department and Building Services Department)</b>	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.		<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 Final/ Ongoing	



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7.		<p><b>PD019(A) – DEED RESTRICTION – GUESTHOUSE (INLAND)</b>            The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> <li>• Only one guesthouse shall be allowed per lot.</li> <li>• Detached guesthouses shall be located in close proximity to the principal residence.</li> <li>• Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.</li> <li>• The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates, and toaster ovens.</li> <li>• 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.</li> <li>• The guesthouse shall not exceed 600 square feet of livable floor area.</li> <li>• The guesthouse shall not be separately rented, let, or leased from the main residence whether compensation be direct or indirect.</li> <li>• Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.</li> <li>• 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.</li> <li>• The guesthouse height shall not exceed 15 feet nor be more than one story.</li> </ul> <p><b>(RMA – Planning Department)</b></p>	<p>Submit signed and notarized documents to the Director of RMA – Planning Department for review and signature by the County</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department</p>	Owner/ Applicant	Prior to occupancy or commencement of use.	

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8.		<p><b>PD041 – HEIGHT VERIFICATION</b></p> <p>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. <b>(RMA – Planning Department and Building Services Department)</b></p>	<p>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>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>	Owner/ Applicant	Prior to the issuance of grading or building permits	
9.		<p><b>PW0005 – ENCROACHMENT (STD DRIVEWAY)</b></p> <p>Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Schulte Road.<b>(Public Works)</b></p>	<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.</p>	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
10.		<p><b>WR14 - CONCRETE SLAB INSPECTION</b></p> <p>The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the minimum lowest floor elevation requirement. <b>(Water Resources Agency)</b></p>	<p>Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.</p>	Owner/ Applicant	Prior to the foundation pre-pour inspection	

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11.		<b>WR16 - ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. <b>(Water Resources Agency)</b>	Submit a completed FEMA Elevation Certificate, based on finished construction, and completed by the engineer or surveyor, to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer/ Surveyor	Prior to final inspection	
12.		<b>WR22 - FLOODPLAIN RECORDATION</b> The owner shall provide the Water Resources Agency a recorded Floodplain Notice stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." <b>(Water Resources Agency)</b>	Submit the recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	
13.		<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: 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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final inspection or building permit	

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		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>				
14.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. <b>(Water Resources Agency)</b>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
15.		<b>WR- ZONE A1-A30 ELEVATION REQUIREMENTS</b> The lowest floor and attendant utilities for each building shall be constructed at a minimum elevation of 98 feet (NAVD 1988) (which is the same as 95.2 feet [NGVD 1929]). The applicant shall provide the Water Resources Agency with certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing certification of the lowest floor elevation. <b>(Water Resources Agency)</b>	Submit a letter prepared by a registered civil engineer or licensed land surveyor to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any permits	
16.		<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 grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base	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.	

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		shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		<b>FIRE008 - GATES</b> 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	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	

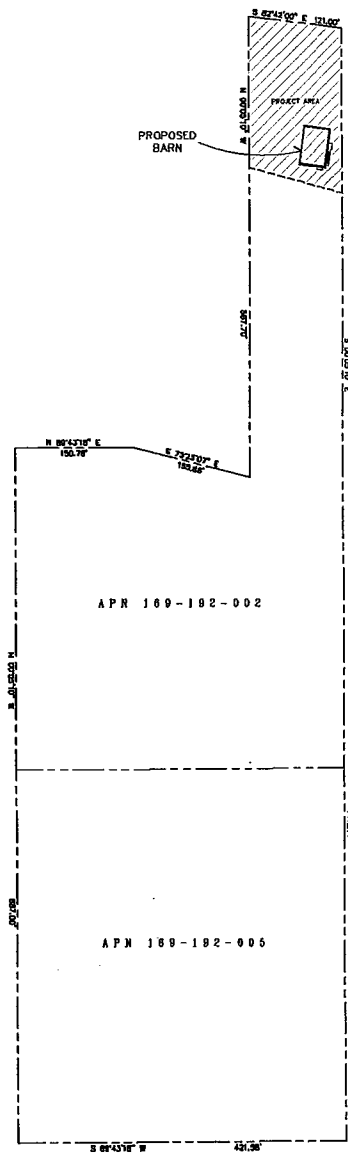
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		wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. <b>(Carmel Valley Fire Protection District)</b>			permit	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
18.		<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on	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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		a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. <b>(Carmel Valley Fire Protection District)</b>				
19.		<b>FIRE030 - SETBACKS (NON-STANDARD)</b> All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. In this case the proposed barn would have to maintain a 15 foot setback instead of 30 foot setback; to mitigate this reduction the following must happen: 1) a fire sprinkler system shall be installed (see condition no. 22), 2) the project must comply with chapter 7A of the California Building Code and 3) all vegetation on the property shall be maintained in accordance with the Public Resources Code 42.91. <b>(Carmel Valley Fire Protection District)</b>	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	
20.		<b>FIRE017 - DISPOSAL OF VEGETATION AND FUELS</b> Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

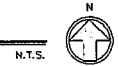
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
21.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District)</b>	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	
22.		<b>FIRE022 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)</b> If determined necessary by the fire authority, 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. <b>(Carmel Valley Fire Protection 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	



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

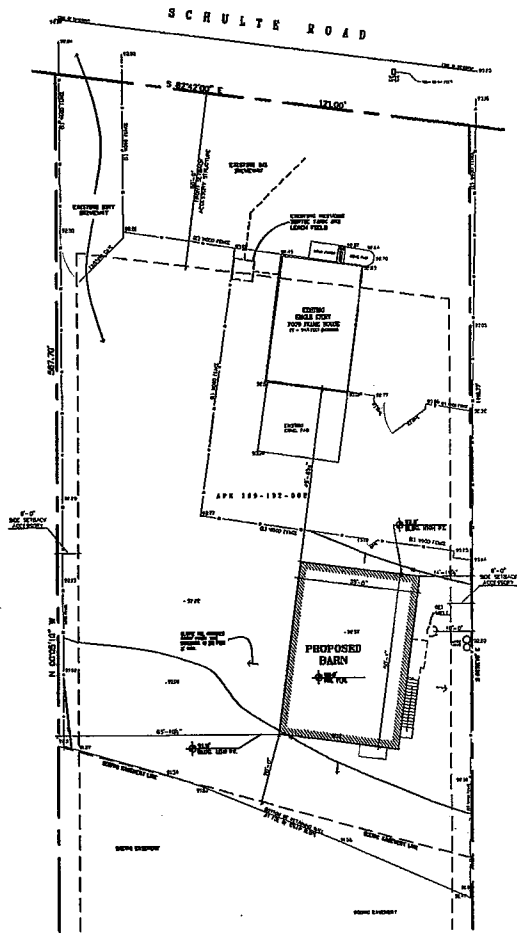


PLOT PLAN

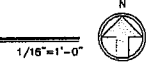


**GENERAL SITE NOTES**

CONTRACTOR TO COORDINATE ALL SITE UTILITY INSTALLATIONS WITH UTILITY COMPANIES AND BUILDING DEPARTMENT.  
 USE ROOF PLAN SHEET (A44) FOR ALL DOWNSPOUT LOCATIONS.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PROPERTY CORNERS AND HOUSE LAYOUT PRIOR TO BUILDING FRAMEWORK OR POURING CONCRETE.



SITE PLAN



**EROSION CONTROL RECOMENDATIONS**

- ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.
- LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E. AS MUCH AS THE NECESSARY LANDSCAPE NOT ASSOCIATED WITH THE PROPOSED CONSTRUCTION SHOULD BE LEFT AS UNDISTURBED AS POSSIBLE.
- IF RAIN IS IN THE FORECAST, ALL EXPOSED SOIL SHOULD BE IMMEDIATELY PROTECTED WITH STRAW MULCH, EROSION NETTING, AND STYPOMATS COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE LEFT IN PLACE AT ALL TIMES DURING CONSTRUCTION.
- CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJACENT PROPERTIES, ROADWAYS OR WATERCOURSES. ANY EXPOSED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE MAINTAINED OPEN.
- RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/LEGUME SEED MIXES, ALTE AND/OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND BROUGHT RESISTANT PLANTS.
- IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE SITED ADJACENT TO BUILDING WALLS OR DRIVEWAYS. MEASURES SHOULD BE IMPLEMENTED TO CONTROL IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
- RAIN CUTTERS SHOULD BE INSTALLED ON ALL ROOF EAVES WHICH CORRECTLY WA DOWNSPOUT TO PERIMETER STORM DRAIN LINES WHICH ARE ROUTED OR DISPOSED IN A COUNTY APPROVED MANNER.

**PLANNING INFO.**

- PROPERTY OWNER: JUSTIN HASTINGS, P.O. BOX 387, MONTEREY, CA. 93923, PH. (831) 639-0197
- PROJECT ADDRESS: 27493 SCHULTE CARMEL, CA. 93923
- PROJECT SCOPE: CONSTRUCT A NEW BARN
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 189-192-002
- LEGAL DESC: LOT: BLOCK:
- ZONING: RQ/10-D-S-RAZ
- STORIES: 2 - STORES
- MAX BLDG. HT: 35 FT
- CRUISING: CUT = 92 CY FILL = 92 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: FLAT
- PROJECT CODE COMPLIANCE: 1. 2007 CBC, CBC, CPC, CFC, CCC, & T-24 CALIFORNIA ENERGY CODE
- ENERGY METHOD: M200P4S V7.1, ENERGY PRO A.0
- LOT AREA: 234,716.9 SF. (5.4 AC.)
- LOT COVERAGE CALCULATIONS:

	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
BUILDINGS	806.3	1,760	2,566.3
DECKS / PATIOS	473.5	128.3	602.8
TOTAL	1,379.8	1,878.3	3,258.1

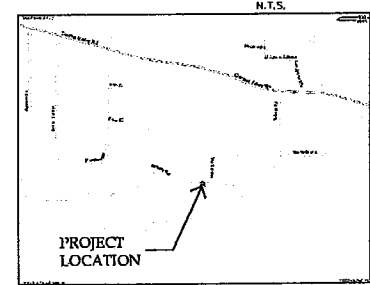
- LOT COVERAGE ALLOWED: 11,738.9 SF (50%)
- LOT COVERAGE PROPOSED: 3,258.1 SF (14%)

F.A.R. CALCULATIONS

	PROPOSED ADDITION	PROPOSED TOTAL
NEW BARN		
MAIN FLOOR	228.5	228.5
UPPER FLOOR	735.0	735.0
GARAGE	1,227.2	1,227.2
TOTAL	2,490.7	2,490.7

F.A.R. ALLOWED: NONE - REQUIRED  
 F.A.R. PROPOSED: 2,490.7 SF (14%)

**VICINITY MAP**



CB DESIGNS

1893 CHEROKEE DR. #3  
 SALINAS, CA. 95306

PH: 831.594.5514  
 FAX: 831.449.4289  
 EMAIL: chaps@cbdesigns.com

WWW.CBDESIGNS.COM

PROJECT: HASTINGS BARN

27493 SCHULTE RD.  
 CARMEL VALLEY, CA.

DATE: 1/30/2006

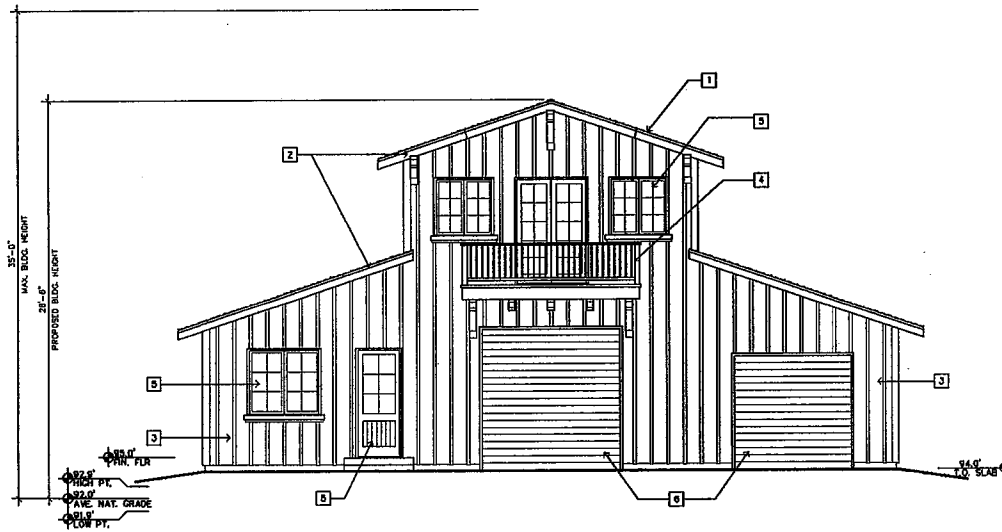
PLANNING & BUILDING SUBMITTALS

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/13/2005	PLAN CHECK CORRECTIONS
2	1/3/2006	PLAN UPDATE
3	1/25/2006	PLAN UPDATE
4	1/25/2006	PLAN UPDATE
5	1/25/2006	PLAN UPDATE

SITE PLAN

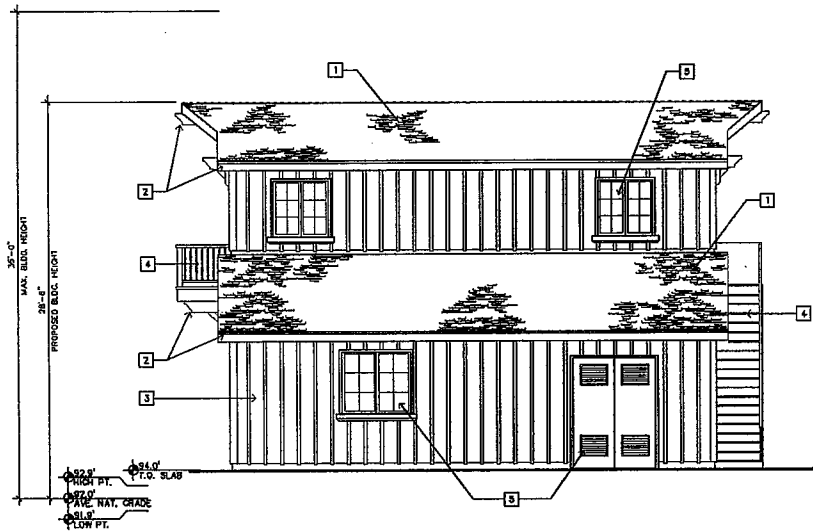
A1.0



FRONT (WEST) ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' WOOD SHAKE ROOFING
2	STAINED WOOD CORBELS & FASCIAS
3	STAINED BOARD & BATTEN SIDING
4	WOOD RAILINGS & GUARDRAILS
5	STAINED WOOD DOORS & WINDOWS
6	PAINTED METAL ROLL UP GARAGE DOORS



SIDE (SOUTH) ELEVATION

1/4"=1'-0"

**CB DESIGNS**  
 ARCHITECTURE

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1893 CHEROKEE DR. #3  
 SALINAS, CA. 93906

PH: 831.594.5551  
 FAX: 831.447.4260  
 EMAIL: cbdesigns@comcast.net

WWW.CBDESIGN.COM

PROJECT NO: 10010

**HASTINGS BARN**

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ADDRESS

27493 SCHULTE RD.  
 CARMEL VALLEY,  
 CA.

DATE: 1/30/2016

PLANNING & BUILDING SUBMITTALS

REVISIONS:

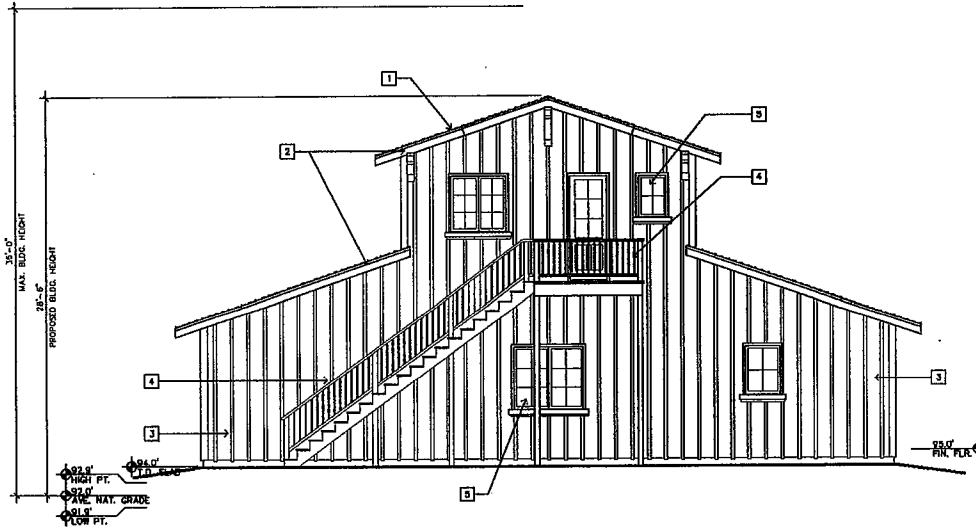
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△	1/29/2016	PLAN UPDATE
△	1/29/2016	PLAN UPDATE
△	1/29/2016	PLAN UPDATE
△	1/29/2016	PLAN UPDATE

ELEVATIONS

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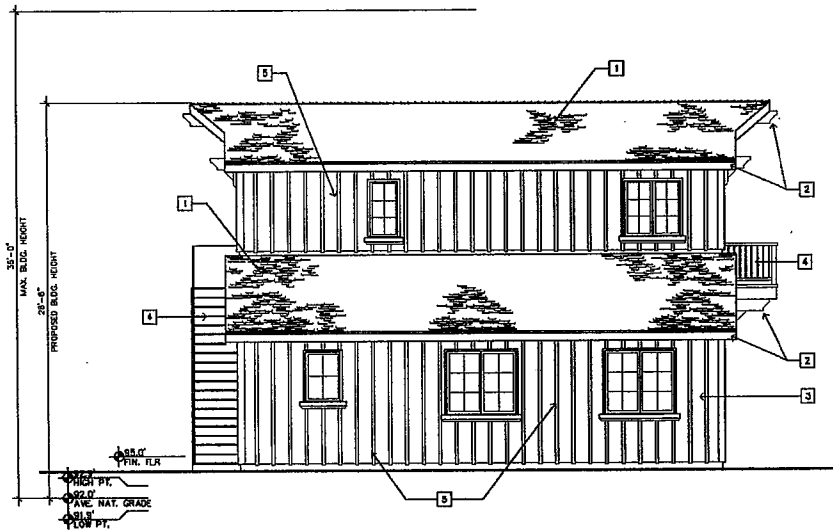
SHEET NO:

**A6.0**



REAR (EAST) ELEVATION


1/4"=1'-0"



SIDE (NORTH) ELEVATION

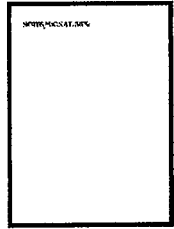
1/4"=1'-0"

EXTERIOR FINISH LEGEND	
1	CLASS 'A' WOOD SHAKE ROOFING
2	STAINED WOOD CORBELS & FASCIAS
3	STAINED BOARD & BATTEN SIDING
4	WOOD RAILINGS & GUARDRAILS
5	STAINED WOOD DOORS & WINDOWS
6	PAINTED METAL ROLL UP GARAGE DOORS

  
**CB DESIGNS**  
 ARCHITECTURE

1893 CHEROKEE DR. #3  
 SALINAS, CA. 93906

P: 831.534.3151  
 F: 831.449.4249  
 EMAIL: [cbdesigns@comcast.net](mailto:cbdesigns@comcast.net)



PROJECT NAME  
**HASTINGS BARN**

---

ADDRESS  
 27493 SCHULTE RD.  
 CARMEL VALLEY,  
 CA.

DATE: 1/30/2006

PLANNING & BUILDING SUBMITTALS

NO.	DESCRIPTION
1	2/13/2006 PLAN CHECK CORRECTIONS
2	2/15/2006 PLAN UPDATE
3	2/15/2006 PLAN UPDATE
4	2/15/2006 SITE PLAN
5	CORRECT SUBMIT
6	
7	

**ELEVATIONS**

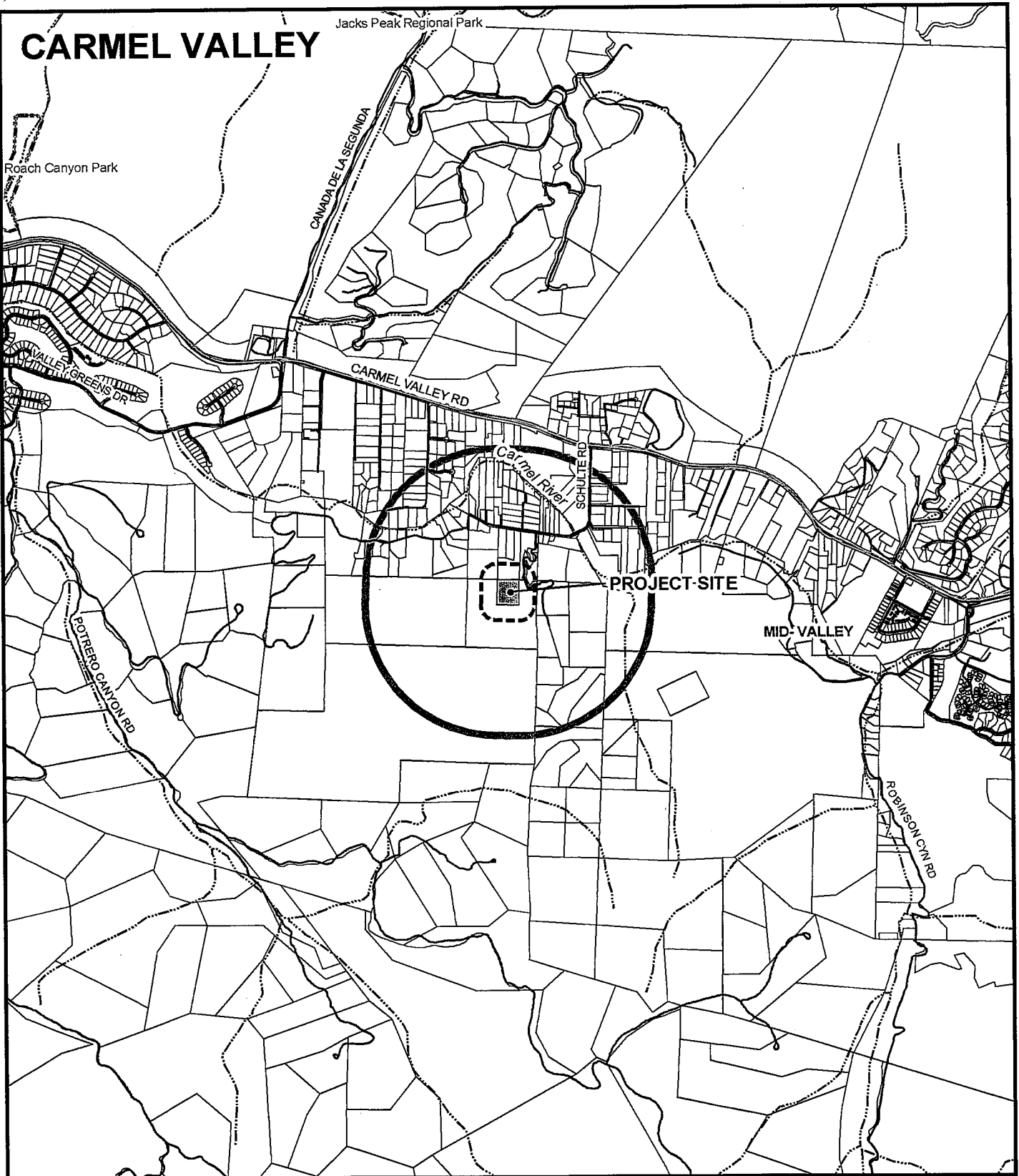
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SHEET NO.  
**A6.1**

# CARMEL VALLEY

Jacks Peak Regional Park




Roach Canyon Park



APPLICANT: HASTINGS

APN: 169-192-005-000

FILE # PLN070099

 300' Limit  2500' Limit  City Limits



PLANNER: NICHOLSON