

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

CONNERS (PLN080343)

RESOLUTION NO. PLN080343

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting PLN080343 per CEQA Guidelines Section 15302; and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and including grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval.

(PLN080343, CONNERS, 2409 Bay View Road, Carmel Point, Carmel Area Land Use Plan (APN: 009-422-001-000))

The Conners application (PLN080343) came on for public hearing before the Monterey County Zoning Administrator on July 9, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the Monterey County General Plan,
 - Carmel Area Land Use Plan,
 - Carmel Area Coastal Implementation Plan
 - Monterey County Zoning Ordinance (Title 20)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 2409 Bay View Road, Carmel Point (Assessor's Parcel Number 009-422-001-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential, 2 units per acre, with a Design Control District Overlay and an 18 foot height limit, Coastal Zone ["MDR/2-D (18) (CZ)"], which allows the construction of

- single family residences with a Coastal Administrative Permit and development within 750 feet of a known archaeological resource as a conditional use with the approval of a discretionary permit. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on August 1, 2008, to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Scenic and Visual Resources: The property is located in an area identified on the Carmel Area Land Use Plan (LUP) General Viewshed Map (Map A of the LUP) as within the general viewshed. The project involves the demolition of an existing residence, and the construction of a new residence in an area already developed for residential purposes. The project, as proposed, will not significantly increase the amount of structure within the general viewshed. Staff conducted a site visit on August 1, 2008, to assess the potential viewshed impacts of the project. Based on the site visit, the proposed structure will be consistent with the applicable Visual Resource policies of the Carmel Area LUP. The development will harmonize with and be subordinate to the natural scenic character of the area (LUP Visual Resources Key Policy 2.2.2). The design of the proposed structure does not detract from the natural beauty of the public viewshed (LUP Policy 2.2.3.1), and shall be subordinate to and blended into the environment, using appropriate materials to that effect (LUP Policy 2.2.3.6). The project, as proposed, will use earth tones. The proposed design, colors, and materials will blend with the surrounding environment, and not detract from the general viewshed.
 - e) Archaeological Resources: The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, and County records identify the project site is within an area of high sensitivity for prehistoric cultural resources. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).
 - f) The project was referred to the Carmel Highlands 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 warrant referral to the LUAC because it involves a Design Approval subject to review by the Zoning Administrator. The Carmel Highlands LUAC unanimously recommended approval at a public meeting held on February 2, 2009. The LUAC raised concerns related to the slope of the driveway, the amount of truck traffic related to the excavation, drainage, and the proposed exterior color of the residence. The LUAC also recommended the addition of four conditions related to exterior lighting, the driveway slope, the exterior stucco color, and the proposed fire pit. The traffic concern will be addressed via the requirement for the applicant to submit a Construction Management Plan (Condition No. 13) for review and approval. The applicant also agreed to change the stucco color, and submitted a revised material board. The exterior lighting on the new

residence and landscaping will be controlled with the County's standard condition (Condition No. 7). To address the drainage concern, the applicant will be required to submit a drainage plan to the Water Resources Agency for review and approval (Condition No. 14). Regarding the driveway slope, the applicant submitted a cross-section of the proposed driveway. Public Works reviewed the plan, and did not identify any required changes nor impose additional conditions. The LUAC recommended a condition that the proposed fire pit be gas only to alleviate smoke impacts on neighbors. The Monterey County Code does not require this limitation on fire pits, and the Cypress Fire Protection District did not impose this condition.

- 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 PLN080343.

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, Cypress Fire Protection District, Parks, 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 identified potential impacts to historical and archaeological resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- Geotechnical Report (LIB090025) prepared by Grice Engineering, Inc., Salinas, California, October 24, 2008.
 - Preliminary Archaeological Reconnaissance (LIB090026) prepared by Archaeological Consulting, Salinas, California, August 28, 2008.
 - Phase I Historical Assessment (LIB090165) prepared by Circa: Historic Property Development, San Francisco, California, April 29, 2009.
- c) Staff conducted a site inspection on August 1, 2008, to verify that the site is suitable for this use.
- d) 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 PLN080343.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the

neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, Cypress Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
- b) Necessary public facilities are available. The existing residence has public water and sewer connections. The proposed residence will continue to use these same connections.
- c) Preceding findings and supporting evidence for PLN080343.

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.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on August 1, 2008, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080343.

5. **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 15302 (Class 2) categorically exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- b) The project, as proposed, consists of the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, and the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage. The project is consistent with the Class 2 categorical exemption.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on August 1, 2008.
- d) Exceptions to exemptions listed in Section 15300.2.a-f are inapplicable. The project does not involve: a historical resource, a hazardous waste site, development located near or within view of a scenic highway,

unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment. There are several projects in, or proposed to be in, construction within the immediate vicinity that may compound construction related impacts to traffic and parking. These impacts are temporary, and as conditioned are not considered to be significant. Due to the confined area in which to access, park, and load and unload, equipment, employees, and vehicles, the applicant shall prepare and submit a Construction Management Plan (CMP) (Condition No. 13). The CMP shall identify and provide specific truck routes and hours of operation to help avoid potential congestion caused by construction activities.

e) Preceding and following findings and supporting evidence.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3, Public Access Map, in 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) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080343.

e) The project planner conducted a site inspection on August 1, 2008.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance allows an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) Coastal Commission: Sections 20.86.080.A.1 and A.3 of the Monterey County Zoning Ordinance (Title 20). Approved projects within 300 feet of the inland extent of any beach, or approved projects involving development in the underlying zone as a conditional use, are appealable to the Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Categorically exempt PLN080343 per CEQA Guidelines Section 15302; and
- B. Approve the Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and including grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of July, 2009.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 13 2009.

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 23 2009.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 080343 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>CONNERS</u> File No: <u>PLN080343</u> Approved by: <u>Zoning Administrator</u>	APN: <u>009-422-001-000</u> Date: <u>July 9, 2009</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN080343) allows the demolition of an existing 1,667 square foot two-story single family dwelling and 430 square foot guesthouse, the construction of a 2,473 square foot three-level single family dwelling with an attached 585 square foot garage, and grading of approximately 810 cubic yards of cut and 20 cubic yards of fill; development within 750 feet of a known archaeological resource; and Design Approval. The property is located at 2409 Bay View Road, Carmel Point (Assessor's Parcel Number 009-442-001-000), Carmel Area Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. 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. 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.	Owner / Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	

<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>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution PLN080343) was approved by the Zoning Administrator for Assessor's Parcel Number 009-442-001-000 on July 9, 2009. The permit was granted subject to nineteen (19) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner / Applicant RMA-Planning	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	
4.		PD004 - INDEMNIFICATION AGREEMENT 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	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 –	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits,	

<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>
		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)	Planning Department.		use of the property, filing of the final map, whichever occurs first and as applicable.	
5.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
6.		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	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape	Prior to issuance of building permits.	

<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>
		<p>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 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, landscaping shall be either 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>		Architect		
			Submit an approved water permit from the MPWMD to the RMA – Building Department.	Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect	Prior to issuance of building permits.	
			Landscaping shall be either 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.	Owner / Applicant / Licensed Landscape Contractor / Licensed Landscape Architect	Prior to occupancy.	
			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.	Owner / Applicant	Ongoing	
7.		<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</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.	Owner / Applicant	Prior to issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy / Ongoing	

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		the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)				
8.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 years, to expire on July 9, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner / Applicant	As stated in the conditions of approval.	
9.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner / Applicant	Ongoing	
10.		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 and Building Services Department)	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.	Owner / Applicant	Prior to the issuance of grading or building permits.	
			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.	Owner / Applicant / Engineer	Prior to final inspection.	
11.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate	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.	

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		<p>the following work practice standards:</p> <ol style="list-style-type: none"> 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. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	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.	
RMA – Public Works Department						
12.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Martin Way. (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 issuance of building or grading permits.	
13.		PWSP001 – CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD) Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas	The applicant shall submit a Construction Management Plan to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner / Applicant	Prior to issuance of building or grading permits.	

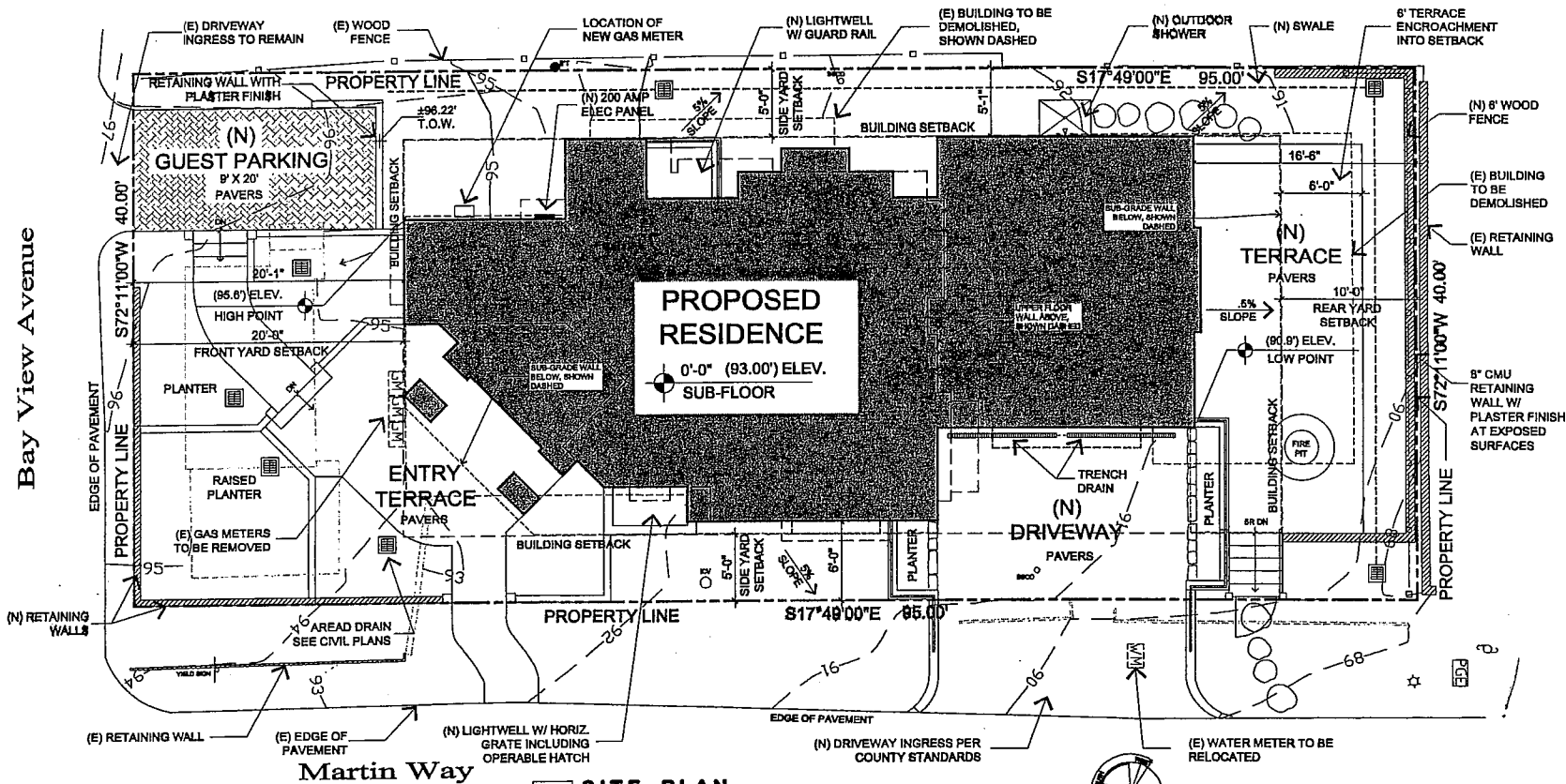
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		for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works Department)				
Monterey County Water Resources Agency						
14.		WR1 - DRAINAGE PLAN The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading or building permits.	
15.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection /occupancy	

<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>
16.		<p>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)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	
Cypress Fire Protection District						
17.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Cypress Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	

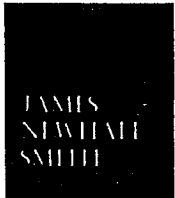
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
18.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cypress Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
19.		<p>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cypress Fire Protection District)</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permits.	

END OF CONDITIONS

ALL DIMENSIONS AND SETBACKS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE CITY OF CARMEL, CALIFORNIA, LOCAL ORDINANCE 15.01. THE GRANDES AND WINTER MATERIALS ARE PROVIDED FOR THIS PROJECT ONLY, AND SHALL NOT BE REUSED OR RECYCLED UNLESS THE WRITTEN PERMISSION OF THE ARCHITECT.



SITE PLAN
SCALE: 1/4"=1'-0"



211 GRAND AVENUE
PACIFIC GROVE, CA
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT
CONNERS RESIDENCE

BILL & MEG CONNERS
2408 BAY VIEW ROAD
CARMEL, CA

SITE PLAN

- ISSUE REVISIONS
- ① 07-11-06 PRELIM. SUBMITTAL
 - ② 01-12-07 PLANNING SUBMITTAL
- DATE
- PROJECT NUMBER
- SHEET NUMBER

A1.0

EROSION CONTROL NOTES

- ALL GRADING SHALL CONFORM TO MONTEREY COUNTY EROSION CONTROL ORDINANCE #2800.
- LIMITS OF GRADING SHOULD BE CONFINED TO THOSE AREAS NECESSARY FOR THE SUBJECT PROJECT, I.E., AS MUCH AS THE VEGETATED 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 STOCKPILES COVERED WITH PLASTIC SHEETING. THESE ITEMS SHOULD BE KEPT ON HAND AT ALL TIMES DURING CONSTRUCTION.
- CUT AND FILL MATERIALS SHOULD NOT BE STOCKPILED WHERE THEY MAY WASH ONTO ADJOINING PROPERTIES, ROADWAYS, DRAINAGE FACILITIES OR WATERWAYS, ANY IMPORTED OR NATIVE MATERIALS REMAINING AFTER COMPLETION OF THE JOB SHOULD BE HAULED OFFSITE.
- RE-VEGETATE AND PROTECT ALL DISTURBED SOIL PRIOR TO OCTOBER 15. THE APPROPRIATE GRASS/ LEGUME SEED MIXES, JUTE AND/ OR EROSION NETTING, AND STRAW MULCH SHOULD BE USED FOR TEMPORARY COVER. PERMANENT VEGETATION SHOULD INCLUDE NATIVE AND DROUGHT RESISTANT PLANTS.
- IRRIGATION ACTIVITIES AT THE SITE SHOULD ALWAYS BE DONE IN A CONTROLLED AND REASONABLE MANNER. PLANTER AREAS SHOULD NOT BE BITED ADJACENT TO BUILDING WALLS; OTHERWISE, MEASURES SHOULD BE IMPLEMENTED TO CONTAIN IRRIGATION WATER AND PREVENT IT FROM SEEPING INTO WALLS AND UNDER FOUNDATIONS.
- RAIN GUTTERS SHALL BE INSTALLED ON ALL ROOF DOWNSPOUTS WHICH CONNECT TO PERIMETER STORM DRAIN LINES PER COUNTY STANDARDS.
- NO LAND CLEARING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 16TH AND APRIL 16TH UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

PROJECT INFORMATION

PROJECT DESCRIPTION:
CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH ATTACHED SUBGRADE 2 CAR GARAGE AND BASEMENT. DEMOLISH (E) 2 STORY SINGLE FAMILY RESIDENCE AND (E) GUEST HOUSE.

PROJECT ADDRESS:
2408 BAY VIEW RD.
CARMEL, CA 93923

PROJECT OWNERS:
BILL & MEG CONNERS
P.O. BOX 1821
PEBBLE BEACH, CA 93955
(831) 955-0521

DRAWING INDEX

- | SHEET NO. | DESCRIPTION |
|-----------|--------------------------|
| #1 | ARCHITECTURAL |
| A1.0 | SITE PLAN & PROJECT INFO |
| A2.0 | MAIN LEVEL PLAN |
| A3.1 | LOWER LEVEL PLAN |
| A3.2 | UPPER LEVEL PLAN |
| A3.3 | ROOF PLAN |
| A3.4 | EXTERIOR ELEVATIONS |
| A3.5 | EXTERIOR ELEVATIONS |

PLANNING INFORMATION

- A.P.N. 006-423-001
- LOT BLOCK
- TITLE 20 (COASTAL ZONE) ZONING ORDINANCE FOR MONTEREY COUNTY
- ZONING: MDR 24R-01B (C2)
- MAX. ALLOWABLE BUILDING HEIGHT: 18'
- TREE REMOVAL: NONE
- TOPOGRAPHY: GENTLY SLOPING
- GRADING: SITE CUT; AND CUTS
- SITE FILE: 220 C105
- FOUNDATION CUT: 4750 C105

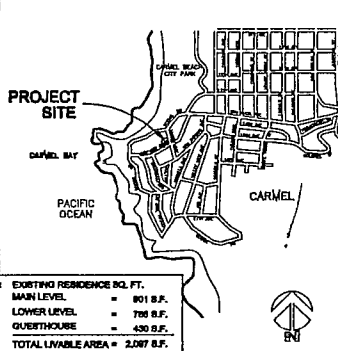
BUILDING INFORMATION

- PROJECT CODE COMPLIANCE CODE: EDITIONS USED:
 - 1. 2007 CAL. CMC, CFC
 - 2. CAL. FIRE CODE-CFO
 - 3. 2004 CAL. ELEC. CODE
 - 4. CALIF. ENERGY CODE 2008
- CONSTRUCTION TYPE: Vb - FIVE, MR
- BUILDING OCCUPANCY: R-3/U
- AUTOMATIC SPRINKLERS: YES

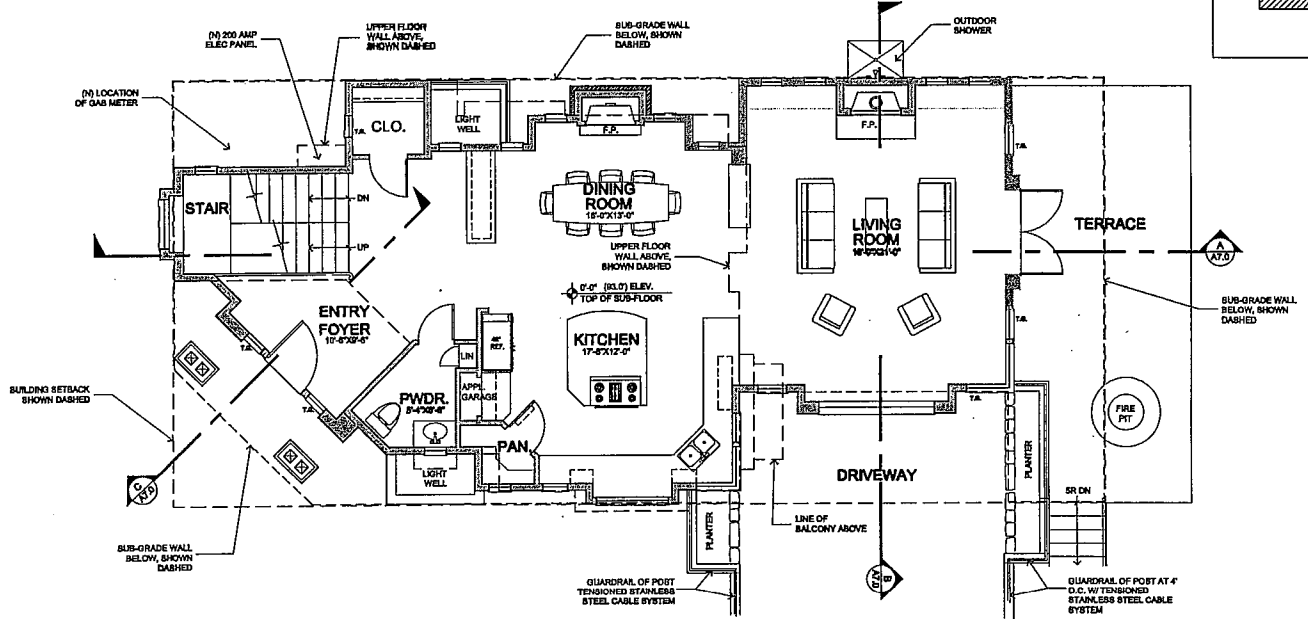
PROJECT SQUARE FOOTAGE INFORMATION

TOTAL SITE AREA:	3,800 S.F.	(.82 AC.)
PROPOSED LOT COVERAGE:		
BUILDING FOOTPRINT	1,237 S.F.	
ENTRY PORTICO	36 S.F.	
LIGHT WELLS (2)	48 S.F.	
PROPOSED COVERAGE	1,321 S.F.	(34%)
MAX. ALLOWABLE COVERAGE	1,330 S.F.	(35%)
PROPOSED FLOOR AREA RATIO:		
MAIN LEVEL	1,237 S.F.	
UPPER LEVEL	432 S.F.	
TOTAL FLOOR AREA RATIO	1,669 S.F.	(44%)
MAX. ALLOWABLE F.A.R.	1,710 S.F.	(45%)
PROPOSED PROJECT TOTAL:		
MAIN LEVEL	1,237 S.F.	
UPPER LEVEL	432 S.F.	
LOWER LEVEL	734 S.F.	
TOTAL LIVABLE AREA	2,473 S.F.	
GARAGE	585 S.F.	
PROJECT TOTAL	3,058 S.F.	
POVERED DRIVEWAY AND TERRACE	1,146 S.F.	

VICINITY MAP



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MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES	
WALL LEGEND	
	2X STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWG'S

JAMES N. SMITH, INC.

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93950

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GEL: 831.915-9518

PROJECT/CLIENT
CONNERS RESIDENCE

BILL & MEG CONNERS
2400 BAY VIEW ROAD
CARMEL, CA




SHEET TITLE
MAIN LEVEL PLAN

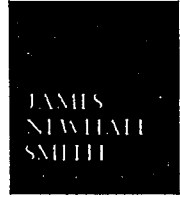
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DATE
PROJECT NUMBER
SHEET NUMBER

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PLAN NOTES	
WALL LEGEND	
	2X STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWG'S

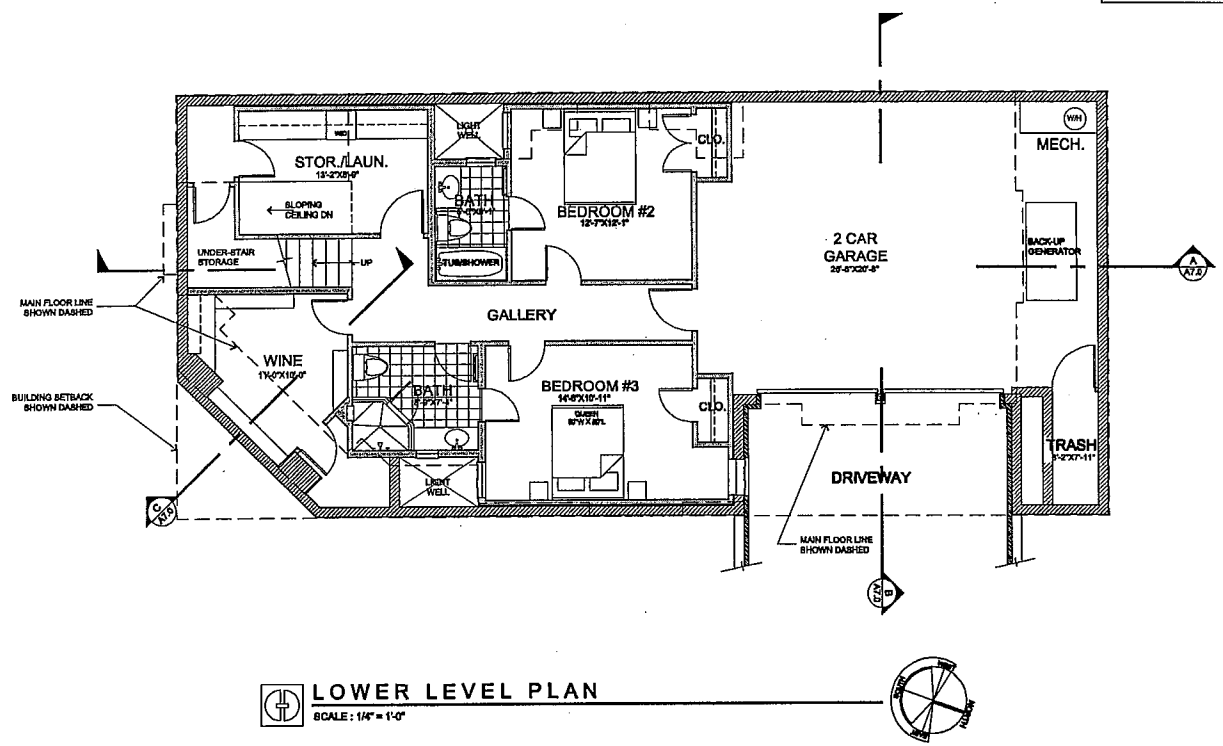


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LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"




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LOWER LEVEL PLAN

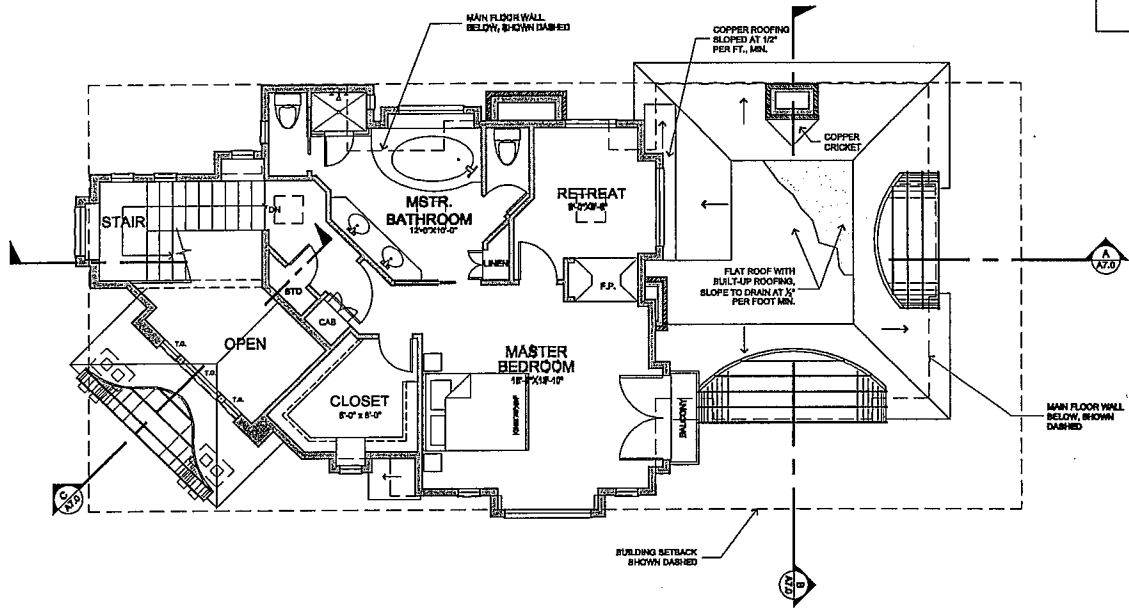
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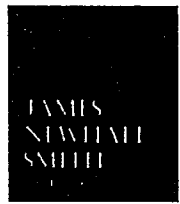
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PLAN NOTES	
WALL LEGEND	
	2X STUD FRAMED WALL
	STONE VENEER
	CMU WALL-SEE STRUCTURAL DWGS



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



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PROJECT/CLIENT
**CONNERS
RESIDENCE**

BILL & MEG CONNERS
2409 BAY VIEW ROAD
CARMEL, CA

SHEET TITLE
**UPPER LEVEL
PLAN**

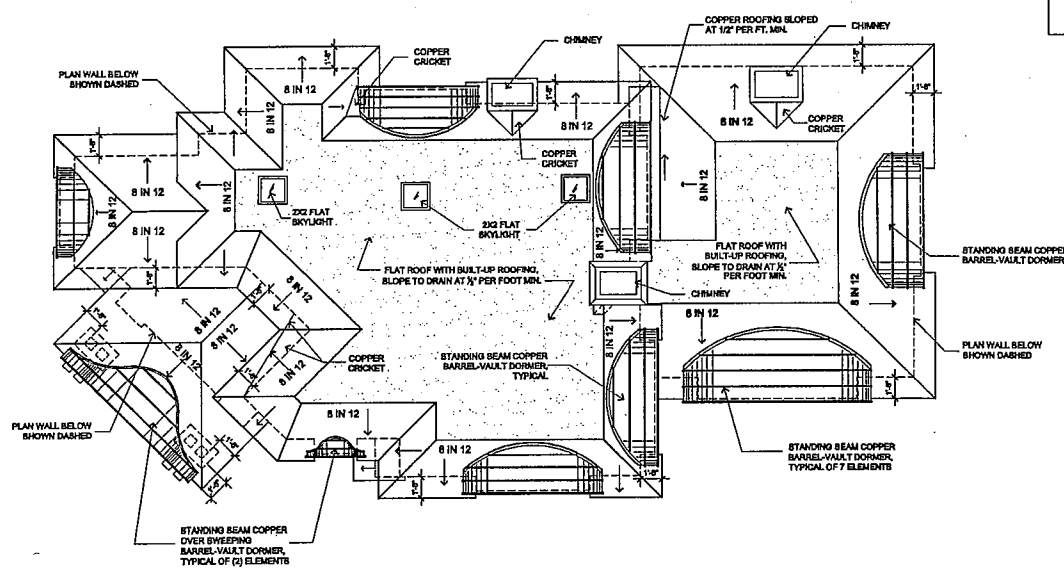
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SHEET NUMBER

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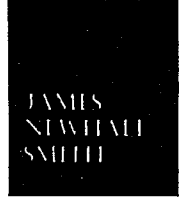
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ROOF PLAN
SCALE: 1/4" = 1'-0"



- ROOF PLAN NOTES**
1. ROOF MATERIAL TO BE ROOF SHAKE ROOFING, DARK BROWN
 2. FIELD VERIFY WITH OWNER AND ARCHITECT COLOR AND/OR BLEND OF ROOFING UNITS PRIOR TO INSTALLATION
 3. ROOF SLOPE = 8 IN 12 UNLESS OTHERWISE NOTED
 4. OVERHANG = 1" UNLESS OTHERWISE NOTED
 5. COPPER GUTTERS WITH ROUND DOWNPOUTS
 6. GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN LEAST VISIBLE LOCATION
 7. SPARK ARRESTOR TO BE 3 TIMES THE NET FREE OPENING OF THE CHIMNEY OUTLET
 8. CHIMNEY SHALL BE 2' ABOVE THE HIGHEST POINT OF THE ROOF WITHIN 10' MEASURED HORIZONTALLY
 9. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH (1) 1-1/2"x3/8" S.S. METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILS WITH NOT LESS THAN (8) #6 NAILS PER STRAP AT EACH JOIST OR RAFTER PER UBC 3102.8 TO PREVENT LATERAL DISPLACEMENT.
 10. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S AND APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION. (SEC. 1607.2)



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CONNERS RESIDENCE

BILL & MEG CONNERS
2409 BAY VIEW ROAD
CARMEL, CA

SHEET TITLE
ROOF PLAN

ISSUE	REVISIONS
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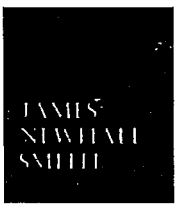
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PROJECT NUMBER

SHEET NUMBER

A5.0

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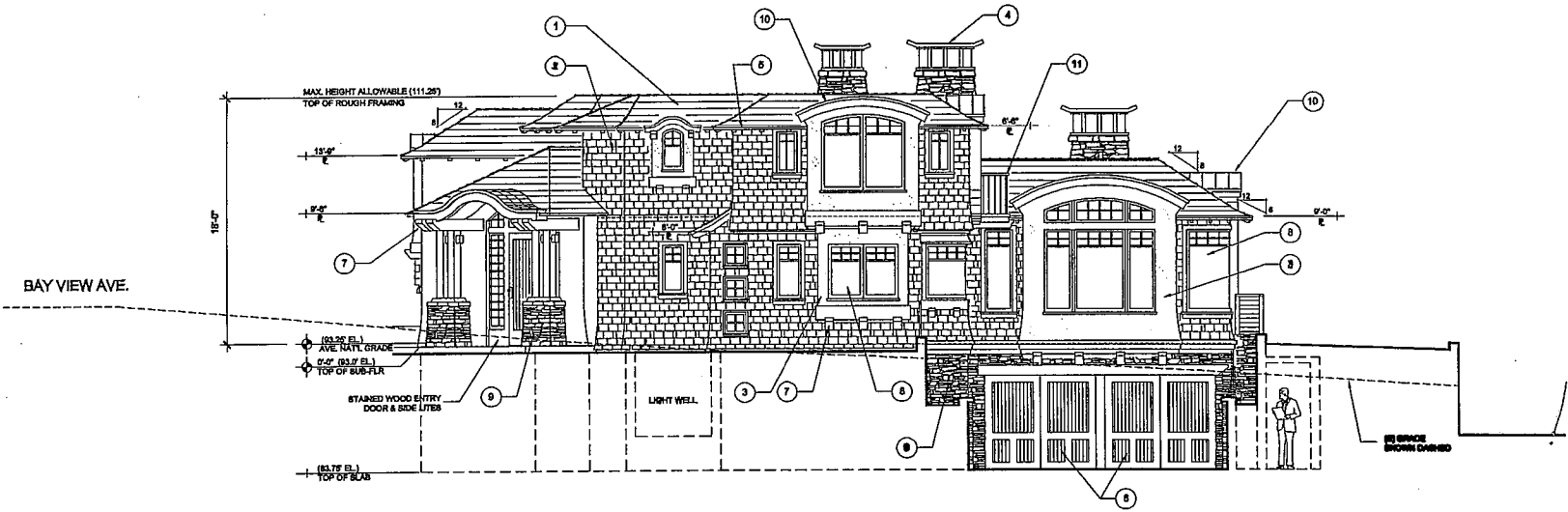


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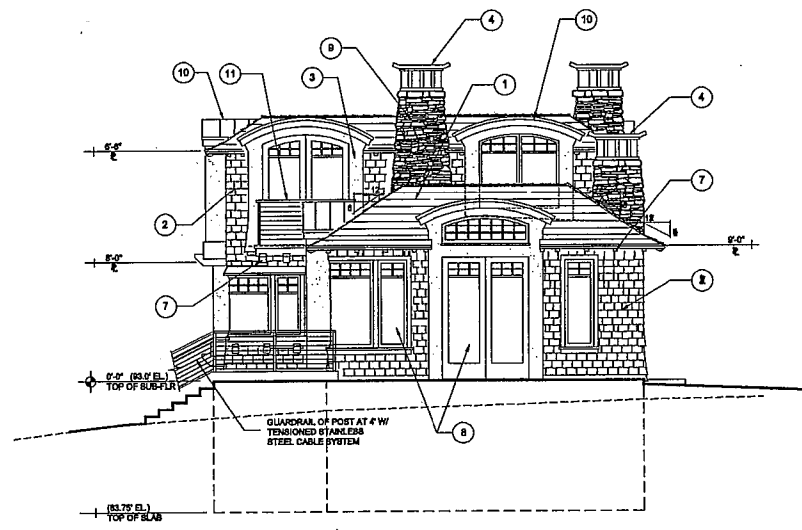
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CONNERS RESIDENCE

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2409 BAY VIEW ROAD
CARMEL, CA



EAST ELEVATION - MARTIN WAY
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND	
1	SHAKE ROOF - DARK BROWN
2	CEDAR SHINGLES, STAINED LT. GREY, BY SHAKER TOWN OR EQ.
3	EXTERIOR STUCCO - SMOOTH FINISH MISSION
4	CUSTOM STONE AND COPPER-ROOFED CHIMNEY TOP
5	ROUND COPPER GUTTER, AND ROUND COPPER DOWNSPOUTS
6	WOOD CLAD GARAGE DOOR, STAINED
7	6X OR 8X CORBELS, GABLE ENDS, EAVES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
8	CLAD WOOD WINDOWS AND EXTERIOR DOORS
9	STONE - COURSED AND ROUGHLY SQUARED WITH MINIMAL GROUT OR DRY-STACK LOOK AT FACE
10	STANDING BEAM COPPER BARREL ROOF
11	STAINLESS STEEL CABLE RAILING

ELEVATION NOTES	

SHEET TITLE
EXTERIOR ELEVATIONS

- ISSUE △ REVISIONS
- ① 07-11-08 PRELIM. SUBMITTAL
- ② 01-12-09 PLANNING SUBMITTAL

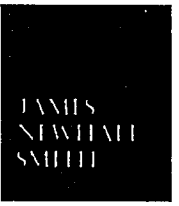
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ELEVATION MATERIALS LEGEND	
①	SHAKE ROOF - DARK BROWN
②	CEDAR SHINGLES, STAINED LT. GREY, BY SHAKER TOWN OR EQ.
③	EXTERIOR STUCCO - SMOOTH FINISH MISSION
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⑥	WOOD CLAD GARAGE DOOR, STAINED
⑦	6X OR 8X CORBELS, GABLE ENDS, EAVES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
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⑩	STANDING BEAM COPPER BARREL ROOF
⑪	STAINLESS STEEL CABLE RAILING

ELEVATION NOTES	

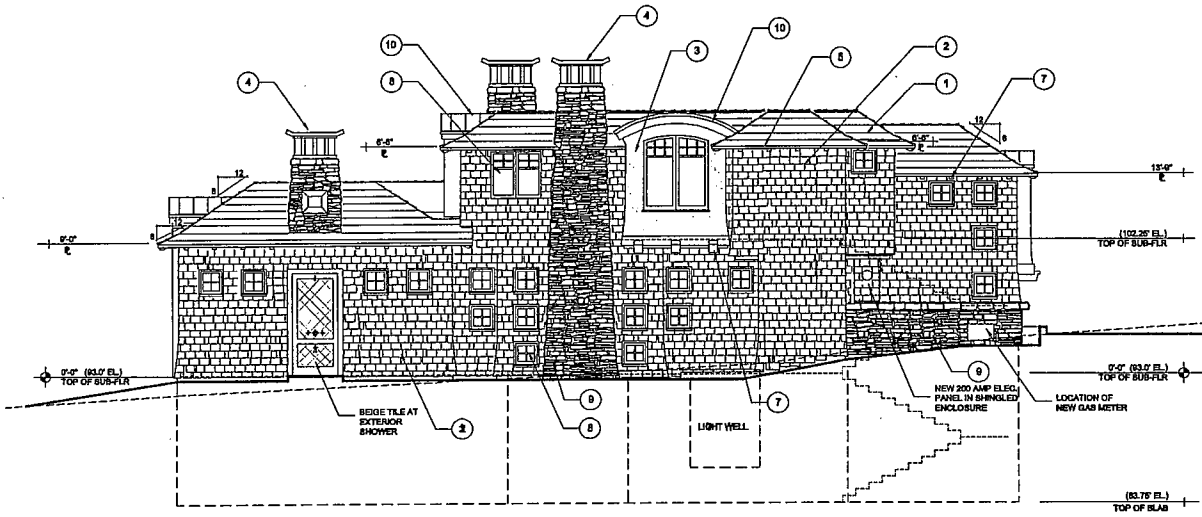


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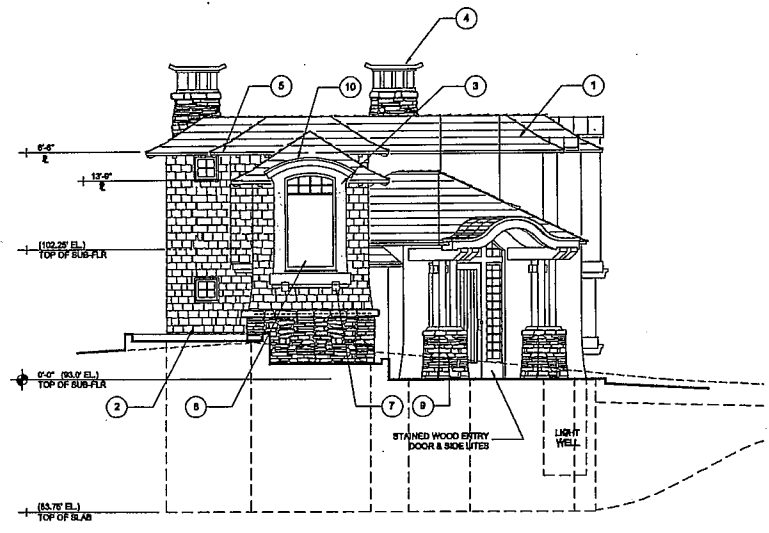
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PROJECT/CLIENT
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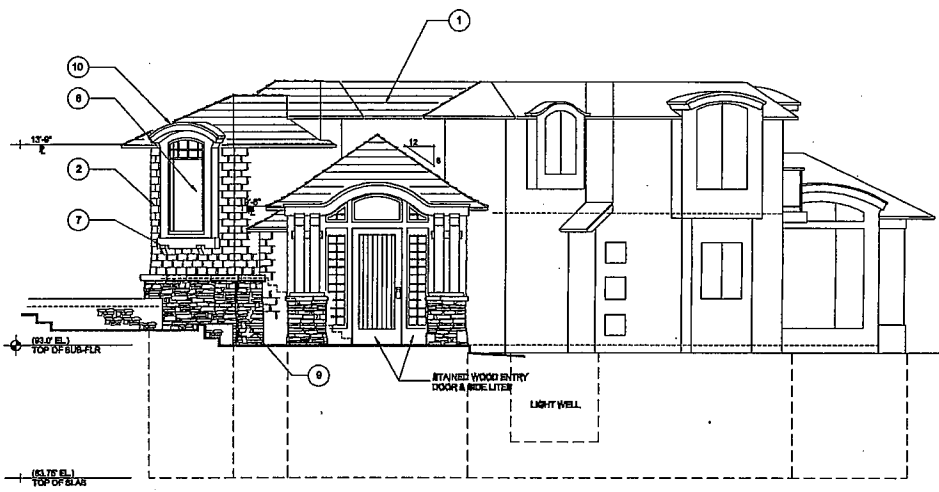
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CARMEL, CA



WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

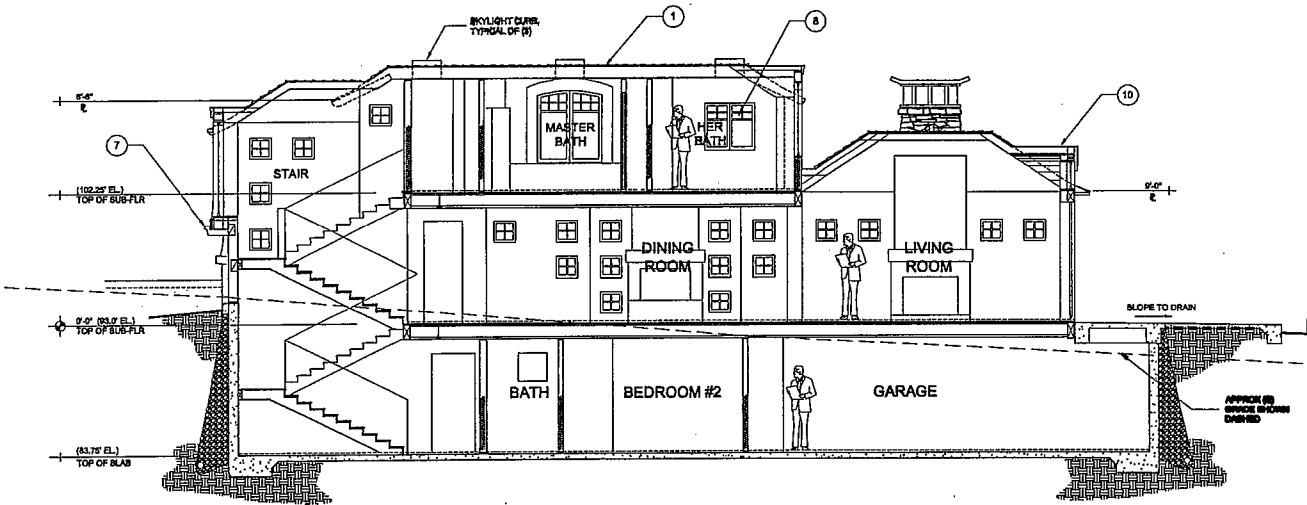


EAST ELEVATION
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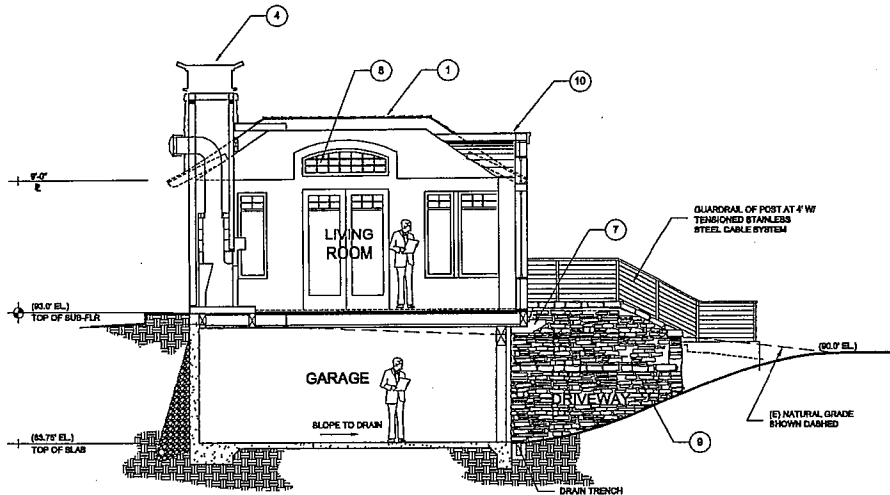
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A6.1

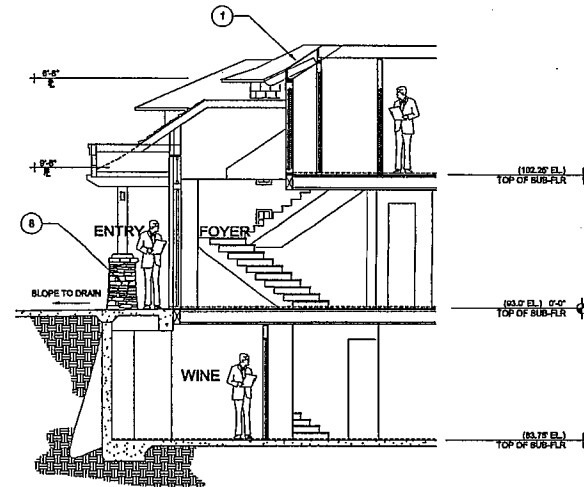
ALL DIMENSIONS AND NOTED MATERIALS UNLESS SPECIFIED OTHERWISE. ORIGINAL AND UNAPPROVED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES H. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THE PROJECT ONLY, AND SHALL NOT BE REPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



SECTION "A"
SCALE: 1/4" = 1'-0"



SECTION "B"
SCALE: 1/4" = 1'-0"

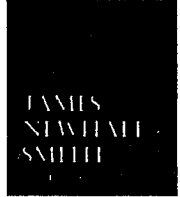


SECTION "C"
SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

- ① SHAKE ROOF - DARK BROWN
- ② CEDAR SHINGLES, STAINED LT. GREY, BY SHAKER TOWN OR EQ.
- ③ EXTERIOR STUCCO - SMOOTH FRESH MISSION
- ④ CUSTOM STONE AND COPPER-ROOFED CHIMNEY TOP
- ⑤ ROUND COPPER GUTTER, AND ROUND COPPER DOWNSPOUTS
- ⑥ WOOD CLAD GARAGE DOOR, STAINED
- ⑦ 6X OR 6X CORBEL, CABLE ENDS, EAVES, WINDOW TRIM, AND ENTRY COLUMNS PAINTED OFF-WHITE
- ⑧ CLAD WOOD WINDOWS AND EXTERIOR DOORS
- ⑨ STONE - COURSED AND ROUGHLY SQUARED WITH MINIMAL GROUT OR DIRTY-STACK LOOK AT FACE
- ⑩ STANDING BEAM COPPER BARREL ROOF
- ⑪ STAINLESS STEEL CABLE RAILING

SECTION NOTES



211 GRAND AVENUE
PACIFIC GROVE, CA.
93950

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CEL: 831.815-8518

PROJECT/CLIENT
**CONNERS
RESIDENCE**

**BILL & MEG CONNERS
2408 BAY VIEW ROAD
CARMEL, CA**

SHEET TITLE

SECTIONS

- ISSUE △ REVISIONS
- ① 07-11-08 PRELIM. SUBMITTAL
- ② 01-12-09 PLANNING SUBMITTAL
-
-
- △
- △

DATE

PROJECT NUMBER

SHEET NUMBER

A7.0

CARMEL AREA

Pacific
Ocean



APPLICANT: CONNERS

APN: 009-422-001-000

FILE # PLN080343

 300' Limit  2500' Limit  City Limits

