

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

In the matter of the application of:

KAMBIZ AJIR & LINDA CANTRELL (PLN090175)

RESOLUTION NO. 10-006

Resolution by the Monterey County Zoning Administrator:

Approving a Combined Development Permit consisting of:

- 1) Use Permit to allow the addition of a restaurant use to an existing convenience market located in an existing gas station; 2) Use Permit to allow the sale of alcoholic beverages for on-site consumption; and 3) Design Approval for the construction of a 560 square foot addition to an existing structure, and interior remodel to include the addition of a kitchen and dining tables. The project is located at 27800 Dorris Drive, Carmel (Assessor's Parcel Number 169-235-019-000), Mid Valley Shopping Center, Carmel Valley, Carmel Valley Master Plan area.

(PLN090175, KAMBIZ AJIR & LINDA CANTRELL, 27800 DORRIS DRIVE, CARMEL VALLEY MASTER PLAN (APN: 169-235-019-000))

The Combined Development Permit application (PLN090175) came on for public hearing before the Monterey County Zoning Administrator on January 28, 2010. 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 Valley Master Plan,
 - Greater Monterey Peninsula, Inventory and Analysis,
 - Monterey County Zoning Ordinance (Title 21)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 project is located at 27800 Dorris Drive, Carmel (Assessor's Parcel Number 169-235-019-000), Mid Valley Shopping Center, Carmel Valley, Carmel Valley Master Plan area. The parcel is zoned Light Commercial with Design Control and Site Plan Review zoning district overlay or "LC-D-S". Commercial development such as a gas station, deli, and related convenience market functions are appropriate in the

Light Commercial zoning designation and Section 21.18.060.I of the Monterey County Zoning Ordinance allows restaurant uses with a Use Permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on June 19, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Site Plan Review or "S" zoning requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Section 21.45.040.C of the Monterey County Zoning Ordinance (Title 21), exempts small development projects such as the proposed structure additions from securing an Administrative Permit, but requires a Design Approval (*see Evidence (e) below*). Therefore, the proposed structure addition does not require an Administrative Permit pursuant to the "S" zoning designation.
- e) Design Control or "D" zoning requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The applicant is proposing to match the materials and colors of the proposed addition with the existing structure. The Design Approval application is contained in Project File No. PLN090175.
- f) The sale of alcoholic beverages within 200 feet of a residential zoning district requires a Use Permit pursuant to 21.18.060.U. In 2008, the Board of Supervisors issued a letter of public convenience and necessity for this property (PLN080257), which allowed the owners to sell beer and wine for off-site consumption. A Use Permit is included to augment the existing convenience market services with a deli providing quality self serve/take out items and on-site beer and wine consumption. The Department of Alcoholic Beverages Control has reviewed the application and finds it to be within their regulations to issue a permit for the sale of beer and wine for on-site consumption subject to securing the appropriate permits from the County of Monterey.
- g) The project was 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 warrant referral to the LUAC because the project requires public hearing. The project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on June 15, 2009. The committee recommended approval of the project with a 5-0 vote with two members absent.
- h) There are currently three signs on-site: (1) one sign attached to the building (approximately 26 square feet); (2) a "Carmel Valley Cookhouse sign" (approximately 18 square feet) at the intersection of Carmel Valley Road and Dorris Drive; and (3) a Valero commercial sign at the intersection of Carmel Valley Road and Dorris Drive (approximately 35 square feet). The Valero commercial sign does not count toward the 35 square foot aggregate requirement pursuant to

Section 21.60.150 of the Monterey County Zoning Ordinance. As such, there is 44 square feet of signage on site. Section 21.60.110 of the Monterey County Zoning Ordinance allows a total area not to exceed 35 square feet in the aggregate of signage for properties zoned with a Design Approval overlay. Condition No. 5 requires that the applicant not exceed an aggregate of 35 square feet. Therefore, the applicant is required to reduce aggregate signage by 9 square feet.

- i) The application, project plans, and related support materials submitted to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090175.

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 Bureau, 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) The Monterey Peninsula Water Management District (MPWMD) required that the applicant prepare a water demand study to determine whether the proposed improvements would offset their existing annual water use with various conservation measures. The report concludes that with the implementation of water conservation measures, the project realize a savings from the existing use. Condition No. 14 has been incorporated requiring that the applicant submit proof of water availability on the property prior to issuance of building permits.
 - c) The existing septic system does not conform to Monterey County Code Section 15.20 in that the tank is undersized (approximately 1,000 gallons), the leach field is undersized, and the system is located partially or completely off site in the County's road right of way. As a result, the area available for leach fields on site is limited by impermeable surfaces, building footprint and underground gas storage tanks. Intensifications and new uses in the Carmel Valley area must adhere to the requirements outlined in the "Carmel Valley Wastewater Study" prepared by Montgomery Engineers in 1982 or the "Montgomery Study". Because this lot does not meet County requirements for septic system size for a restaurant uses and the septic system is located off site, the property owner has worked closely with the Environmental Health Bureau to design a business plan that would not intensify existing water and septic use demands. Condition EHSP05 requires a grease trap be installed and Condition EHSP06 requires an executed maintenance contract with a licensed septic contractor. In an effort to reduce water use and wastewater generation, Conditions Nos. EHSP01, EHSP02, EHSP03, and EHSP04 have been incorporated requiring that food served at the proposed deli be primarily prepared and cooked at the owner's restaurant, the Monterey Cookhouse located in Monterey. This permit is expires once the Valero Gas Station Deli and Monterey Cookhouse are no longer under the current ownership/partnership.

- d) There are currently nine parking spaces and one accessible parking space on site for a total of 10 parking spaces. The Parking Regulations, provided at Section 21.58.040 of the Monterey County Zoning Ordinance requires one parking space for every 250 square feet of retail area and one parking space for every 50 square feet of seating area or one space for every four seats or where seating is not fixed for restaurants. According the project plans, there will be 1,280 square feet of retail area ($1250/250=5$) and 250 square feet of seating area ($250/50=5$). As such, the existing onsite parking is sufficient to accommodate the proposed addition. Along the rear and southern side property lines there is area available for additional parking, however, this area could be needed as a loading zone. Condition No. 5 allows that the applicant add one additional seat for every additional parking space marked up to a maximum of 14 seats.
- e) See Consistency Finding No. 1.
- f) Staff conducted a site inspection on June 19, 2009 to verify that the site is suitable for this use.
- 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 PLN090175.

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 - Public Works Department, Carmel Valley Fire Protection District, Environmental Health Bureau, 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.

b) Preceding and following findings and supporting evidence for PLN090175.

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 records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on June 19, 2009 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 PLN090175.

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 15301, categorically exempts minor alterations to existing structures involving negligible or no expansion of use.
- b) This permit would augment the existing convenience market services with a deli providing self serve/take out items and on-site beer and wine consumption. The proposed 560 square foot addition represents a 23% increase in the structure. The area of the new addition will be used as a kitchen and the existing garage area will be remodeled and used as a retail and dining area. The dining area will comprise of seating to accommodate a total of nine in-house diners at a time.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 19, 2009.
- d) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

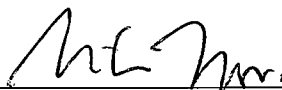
EVIDENCE: a) Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

DECISION

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

Approve Combined Development Permit (PLN090175) in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28 day of January 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 05 2010

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

FEB 15 2010

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 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION NO. 10-005 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance Plan

Project Name: Kambiz Ajir & Linda Cantrell

File No: PLN090175

APNs: 169-235-019-000

Approved by: Zoning Administrator

Date: January 28, 2010

**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 | 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 (PLN090175) consists of: (1) Use Permit to allow the addition of a restaurant use to an existing convenience market located in an existing gas station, (2) Use Permit to allow the sale of beer and wine for on-site consumption as an adjunct use to the restaurant/deli use within 200 feet of a residential zoning district; and (3) Design Approval for the construction of a 560 square foot addition to an existing structure, and interior remodel to include the addition of a kitchen and dining tables. The project is located at 27800 Dorris Drive, Carmel (Assessor's Parcel Number 169-235-019-000), Mid Valley Shopping Center, Carmel Valley, Carmel Valley Master Plan area.. 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. | Owner/ Applicant RMA - Planning | Ongoing unless otherwise stated | |

| <i>Permit Cond. 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 No. 10-006) was approved by the Zoning Administrator for Assessor's Parcel Number 169-235-019-000 on January 28, 2010 . The permit was granted subject to 18 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. | 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 | |
| 4. | GENERAL DEVELOPMENT PLAN (NON STANDARD) Allowed Uses: Shops in which all equipment and material to be maintained within the structure or screened adequately to insure that storage is not visible, restaurant use to an existing convenience market located in an existing gas station, sale of alcoholic beverages for on-site and off-site consumption, deli, gift shop, wine tasting, stationary sales, and convenience food store. Uses Not Allowed: Bar, Boarding Kennel; Retail/Offices (using drive thru windows); Automobile and recreational vehicle storage yards; Automobile, truck towing and storage operations; Welding, metal fabricating, or repair for heavy equipment; Trucking operations, including offices, repair, servicing, fueling, storage and dispatching commercial trucks; Warehouses, outdoor storage or repair of major equipment; Chemical laboratories, electronic products and instrument manufacturing; Service centers. Operation: Hours for restaurant/deli use: Monday through Saturday 10:00 a.m. to 8:00 p.m.; Sunday 10:00 a.m. to 6:00 p.m., | Adhere to conditions specified by this condition. | Owner/ Applicant | Ongoing unless otherwise stated | |

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|---------------------------|---|--|--|--------|---|
| | <p>Number of Employees: 1 - 5 total.</p> <p>Number of Seats: There shall not be more than nine (9) seats on site. If additional parallel parking spaces are provided along the rear property line, the applicant may add <u>one</u> seat for each parking stall added to a maximum of 14 seats.</p> <p>Parking: The Parking Regulations, provided at Section 21.58.040 of the Monterey County Zoning Ordinance requires one parking space for every 250 square feet of retail area and one parking space for every 50 square feet of seating area or one space for every four seats or where seating is not fixed for restaurants. Retail Area $1280 / 250 = 5$ spaces Seating Area $250 / 50 = 5$ spaces Handicap 1 space required Total: 9 parking spaces and one handicap space</p> <p>Sign Program: There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. All signage shall be consistent with the Regulations for Signs, Section 21.60.070 of the Monterey County Zoning Ordinance. For properties with a Design Approval zoning overlay a maximum of 35 square feet in the aggregate of signage is allowed. Currently there is:</p> <ul style="list-style-type: none"> ▪ a Valero commercial sign at the intersection of Carmel Valley Road and Dorris Drive (approximately 35 square feet); ▪ a "Carmel Valley Cookhouse sign" (approximately 18 square feet) at the intersection of Carmel Valley Road and Dorris Drive; and ▪ one sign attached to the building (approximately 26 | | | | |

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| | <p>square feet).</p> <p>The Valero commercial sign at the intersection of Carmel Valley Road and Dorris Drive does not count toward the 35 square foot aggregate requirement pursuant to 21.60.150.</p> <p>Landscaping Plan: Diverse variety of drought tolerant native species to cover at least 10% of the property, to include maintenance of plantings, shrubs, and ornamental trees along the Carmel Valley Road. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p> <p>Exterior Lighting 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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA-Planning Department)</p> | | | | |
| Public Works Department | | | | | |
| 5. | <p>PW0006 – CARMEL VALLEY</p> <p>The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution No. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)</p> | Applicant shall pay to Building Department the required traffic mitigation fee. | Owner/ Applicant | Prior to Building Permits Issuance | |
| 6. | <p>PWSP001 - STANDARD – TAMC FEES</p> <p>Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be</p> | Applicant shall pay to Building Department the required traffic mitigation fee. | Owner/ Applicant | Prior to Building Permits Issuance | |

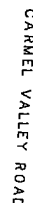
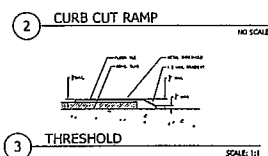
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| | determined based on the parameters adopted in the applicable fee schedule. (Public Works) | | | | |
| Health Department – Environmental Health Bureau | | | | | |
| 7. | EHSP01- SINGLE USE SERVICE To limit water use, the deli will provide only single use disposable eating utensils, plates, bowls, cups, and napkins shall be used. Washing of linens and towels is not permitted. (Environmental Health) | Provide only single use disposable eating utensils, plates, bowls, cups, and napkins shall be used. Washing of linens and towels is not permitted. | Owner/ Applicant | Continuous | |
| 8. | EHSP02- LIMITED WATER USE - MENU Prior to amending the existing food facility health permit to allow onsite food preparation, the menu shall be approved by Consumer Health Protection Services. This is to verify a level of water use appropriate to the lot size and septic system capacity. (Environmental Health) | Along with an application for amending the existing food facility health permit, submit a detailed menu indicating the location of preparation for each item or item components. | Owner/ Applicant | Prior to issuance of building permit | |
| 9. | EHSP03 - TRANSPORTATION OF FOOD Ready to eat hot and cold potentially hazardous food (PHF) will be allowed to be transported from the Monterey location (Monterey Cookhouse located at 2149 Fremont Street, Monterey, CA 93940) to the mid-Carmel Valley location (Valero Gas Station) provided the following conditions are met: 1) Approved hot or cold holding equipment is used during transport to maintain PHF at temperatures specified by the California Retail Food Code (CalCode). 2) Temperature logs are maintained every day at the Monterey location and at the mid-Carmel Valley location for all PHF transported food. 3) The mid-Carmel Valley Valero Gas Station location shall have approved equipment to cool or reheat PHF if needed. (Environmental Health) | 1. The food transport vehicle shall be inspected prior to commencement of operation. 2. Temperature logs shall be maintained and available during inspections or upon request by Environmental Health. 3. The kitchen plans for the Valero Gas Station must have plan check prior to issuance of building permit. | Owner/ Applicant | Continuous | |

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| 10. | <p>EHSP04 - OWNERSHIP</p> <p>This use permit is subject to the following terms of ownership:</p> <ul style="list-style-type: none"> Mid Valley Valero Gas Station and Cookhouse (MVGSC) must maintain the same ownership as an off-site food facility, as approved by the Environmental Health Division (EHD), that would supply potentially hazardous foods to the MVGSC. The off-site facility must maintain a valid Health permit from EHD and be capable of supporting the MVGSC menu, as determined by EHD. The menu and off-site food facility's capabilities will be reviewed annually upon application to renew the MVGSC on-site food facility health permit. <p>This use permit will expire if the MVGSC does not own an off-site food facility, as approved by EHD, requiring the on-site restaurant/deli use to cease.</p> <p>(Environmental Health)</p> | <p>Record a deed notification that states any change of ownership will render this use permit expired.</p> <ol style="list-style-type: none"> Submit proposed wording to EHD for review and approval. Record deed notice and submit proof of recordation to EHD. | Owner / Applicant | Prior to issuance of building permit | |
| 11. | <p>EHSP05 - GREASE TRAP REQUIRED</p> <p>The new deli will require a grease trap to be installed and connected to the existing septic tank. Submit plans to Environmental Health that comply with California Uniform Plumbing Code Chapter 10. (Environmental Health)</p> | Submit plans to Environmental Health that comply with California Uniform Plumbing Code Chapter 10. | Owner/ Applicant | Prior to issuance of building permit | |
| 12. | <p>EHSP06 - WASTEWATER TREATMENT SYSTEM: OPERATIONS AND MAINTENANCE CONTRACT</p> <p>Submit a signed operations and maintenance contract from a licensed septic contractor prior to final of building permit. Contract must include:</p> <ul style="list-style-type: none"> Inspection schedule for grease trap and septic tank. All inspection reports shall be submitted to EHD. Statement that if either party fails to comply with the contract EHD will be notified. EHD shall be notified at each renewal term, and a contract shall be submitted to EHD. (Environmental Health) | <p>Submit a signed operations and maintenance contract from a licensed septic contractor to EHD for review and approval, prior to final of building permit.</p> <p>All renewed contracts shall be submitted to EHD for review and approval.</p> | CA Licensed Engineer /Owner/ Applicant | Submit contract prior to building permit final. / Operations and Maintenance Contract is an ongoing condition | |

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| 13. | EH35 - CURFFL All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval prior to obtaining a building permit/final inspection. (Environmental Health) | Submit plans and necessary review fees to the Division of Environmental Health for review and approval. | Owner/ Applicant | Prior to issuance of building permits. | |
| Water Resources Agency | | | | | |
| 14. | WR040 - 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 | |
| 15. | WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency) | Submit the Water Release Form to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of any building permits | |

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| Fire Department – Carmel Valley Fire Protection District | | | | | |
| 16. | FIRE030 – NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX Emergency access key box shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Carmel Valley Fire Protection District) | Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection. | |
| 17. | FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS Portable fire extinguishers shall be installed and maintained in accordance with Uniform Fire Code Standard 10-1. (Carmel Valley Fire Protection District) | Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection. | |
| 18. | FIRE030 – NON-STANDARD CONDITIONS – FIRE PROTECTION SYSTEM FOR COMMERCIAL COOKING EQUIPMENT Commercial cooking equipment that produces grease-laden vapors shall be provided with a Type I hood, in accordance with the California Mechanical Code, and an automatic fire-extinguishing system that is listed and labeled for its intended use in accordance with the applicable NFPA standard. (Carmel Valley Fire Protection District). | Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | Fire Protection System for commercial cooking equipment shall be designed and installed by a California licensed C-16 contractor. A minimum of (4) sets of plans shall be submitted to the fire department and shall be approved by the fire department prior to installation. | Applicant or owner | Prior to final fire inspection | |
| | | Applicant shall schedule and obtain approval of fire department acceptance test/inspection for the fire protection system. | Applicant or owner | Prior to final fire inspection | |

END OF CONDITIONS



NO GRADING REQUIRED
NO TREE REMOVAL

| SHEET INDEX | |
|-------------|---------------------------------|
| A-1 | SITE PLAN |
| A-2 | FLOOR PLAN |
| A-3 | DEMOLITION PLAN |
| A-4 | REFLECTED CEILING PLAN |
| A-5 | ROOF PLAN / MISC. DETAILS |
| A-6 | BUILDING SECTIONS |
| A-7 | EXTERIOR ELEVATIONS |
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| A-9 | INTERIOR ELEVATIONS - RESTROOMS |
| A-10 | HEALTH DEPARTMENT NOTES |
| A-11 | GENERAL NOTES |
| A-12 | SCHEDULES |
| E-1 | ELECTRICAL PLAN |

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| REV | REASON | DATE |

revisions

project
Carmel Valley CookHouse
REMODEL
27800 DORIS DRIVE
CARMEL, CA 93923

applicant
KAMI AJIR - NAFT PETROLEUM, INC.
26555 CARMEL RANCHO BL #6
CARMEL CA, 93923
(831) 622-1599

content
SITE PLAN

drawn by: SS
checked by:
date: 12/03/2008
drawing no.

| REV | REVISION | DATE |
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revisions

project
Camel Valley CookHouse
REMODEL
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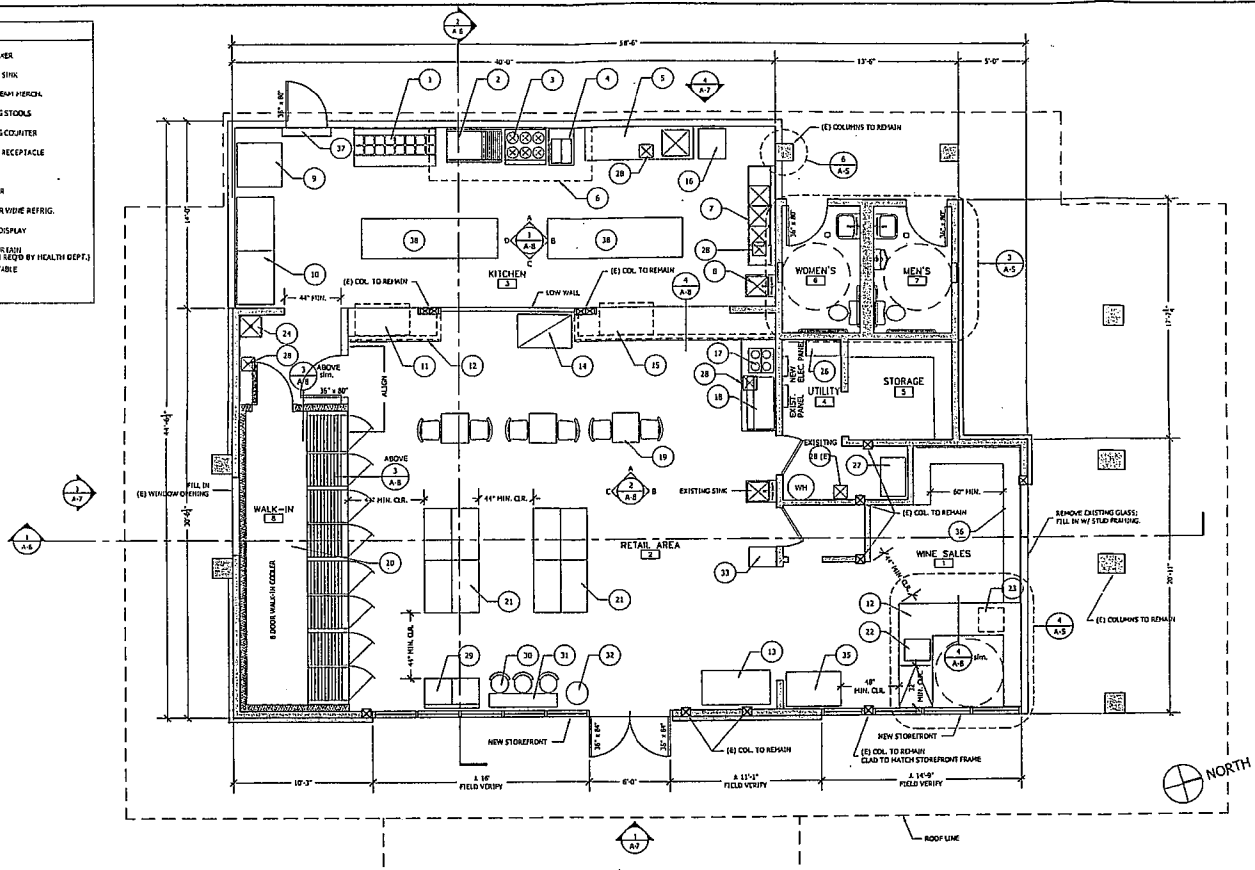
applicant
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(831) 622-1599

content
FLOOR PLAN

drawn by: SS
checked by:
date: 12/3/2008
drawing no.

A-2

| EQUIPMENT SCHEDULE | | |
|--------------------------|---------------------------|--|
| 1 SANDWICH PREP. | 14 HOT DISPLAY CASE | 27 ICE MAKER |
| 2 GRIDDLE & CHAR BROILER | 15 UNDER CTR. FREEZER | 28 FLOUR SINK |
| 3 BURNERS | 16 DISH WASHER | 29 ICE CREAM FRENCH |
| 4 FRYER | 17 COFFEE AIR-POTS | 30 DRESSING STOODS |
| 5 PREP. SINK / TABLE | 18 SODA FOUNTAIN | 31 DINING COUNTER |
| 6 HOOD | 19 DINING TABLES / CHAIRS | 32 TRASH RECEPTACLE |
| 7 3 COMP. SINK | 20 WALK-IN COOLER | 33 ATM |
| 8 HAND SINK | 21 GONDOLAS | 34 COOLER |
| 9 FREEZER | 22 CASH REGISTER | 35 2 DOOR WIDE REFRIG. |
| 10 STORAGE | 23 SAFE | 36 VIDEO DISPLAY |
| 11 UNDER CTR. REFRIG. | 24 JANITOR SINK | 37 AIR CURTAIN (VALIEN REQD BY HEALTH DEPT.) |
| 12 CASHIER COUNTER | 25 DBL. COMP. SINK | 38 PREP TABLE |
| 13 COLD DISPLAY CASE | 26 BID (FOUNTAIN SHRIMP) | |



1 PROPOSED FLOOR PLAN

EXISTING WALL TO BE REMOVED [---]
EXISTING WALL TO REMAIN [=====]
NEW WALL [=====]

Scale: 1/4" = 1'-0"

1. ALL DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE PROVISIONS OF FEDERAL STATE AND LOCAL LAWS RULES, CODES REGULATIONS SAFETY ORDERS AND COMMUNITY ORDINANCES. VERIFY LOCAL GUIDELINES AND RESTRICTIONS FOR DEMOLITION WORK DUMPSTER LOCATIONS. CONTRACTOR SHALL AT ALL TIMES OBSERVE AND COMPLY WITH ALL SUCH REGULATIONS, LOAD RESTRICTIONS FOR ALL DESIGN CONSIDERATIONS SHALL CONFORM TO ALL GOVERNING CODES.

2. REMOVE EXISTING WALLS AND PARTITIONS AS INDICATED OR REQUIRED. LOAD BEARING WALLS SHALL BE PROPERLY SHORED TO PREVENT ANY STRUCTURAL DAMAGE. REMOVE EXISTING ROOFING, WALLS, DOORS, FRAMES, TILE, EXISTING PLANTING, PORTIONS OF CONCRETE FOOTINGS AND ANY OTHER DEMOLITION WORK AS SHOWN OR REQUIRED TO COMPLETE WORK UNDER THIS CONTRACT. ITEMS TO BE REUSED SHALL BE STORED ON-SITE AND PROTECTED FROM DAMAGE WHERE PRACTICAL.

3. THE CONTRACTOR SHALL ACCEPT THE SITE AS IT EXISTS ON THE FIRST DAY OF WORK UNDER THIS CONTRACT. EXAMINE THE SITE AND THE CONDITIONS PERTAINING THERETO AND DETERMINE THE EXTENT OF THE WORK TO BE DONE. ALL EXISTING CONDITIONS ARE NOT SHOWN ON THE DRAWINGS AND CAN BE DETERMINED ONLY BY EXAMINATION OF THE PREMISES BY THE CONTRACTOR.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE RESULTING FROM HIS OPERATIONS TO ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN, WITHIN OR OUTSIDE THE WORKING AREA, INCLUDING DAMAGES CAUSED BY HIS SUBCONTRACTORS OR AGENTS. CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS EXPENSE, ALL SUCH EXISTING DAMAGED IMPROVEMENTS WITH MATERIAL OF THE LIKE KIND AND QUALITY.

9. INACTIVE OR ABANDONED UTILITIES REMOVE OR CAP IN CONFORMANCE WITH LOCAL GOVERNING REGULATIONS. IN GENERAL, REMOVE AND CAP ALL LINES TO AT LEAST 5 FEET OUTSIDE THE LIMITS OF NEW CONSTRUCTION. ALSO REMOVE ALL PLUMBING FIXTURES, SUPPLY LINES, CHILLED/DIOL WATER LINES, WASTE PIPING. ALL PLUMBING SHALL BE CUT AT GROUND LEVEL AND CAPPED WITH APPROVED PLUMBING PRACTICES. ALL PLUMBING SHALL BE REMOVED TO ACCOMMODATE CONSTRUCTION. ALL PLUMBING WHICH PENETRATES ROOF SHALL BE REMOVED IN ITS ENTIRETY INCLUDING PORTIONS ABOVE THE ROOF. LEAVE MAIN SHUT-OFFS ONLY UNLESS OTHERWISE NOTED.

6. CONTRACTOR SHALL PAY ALL FEES NECESSARY FOR THE REMOVAL AND DUMPING OF DEBRIS.

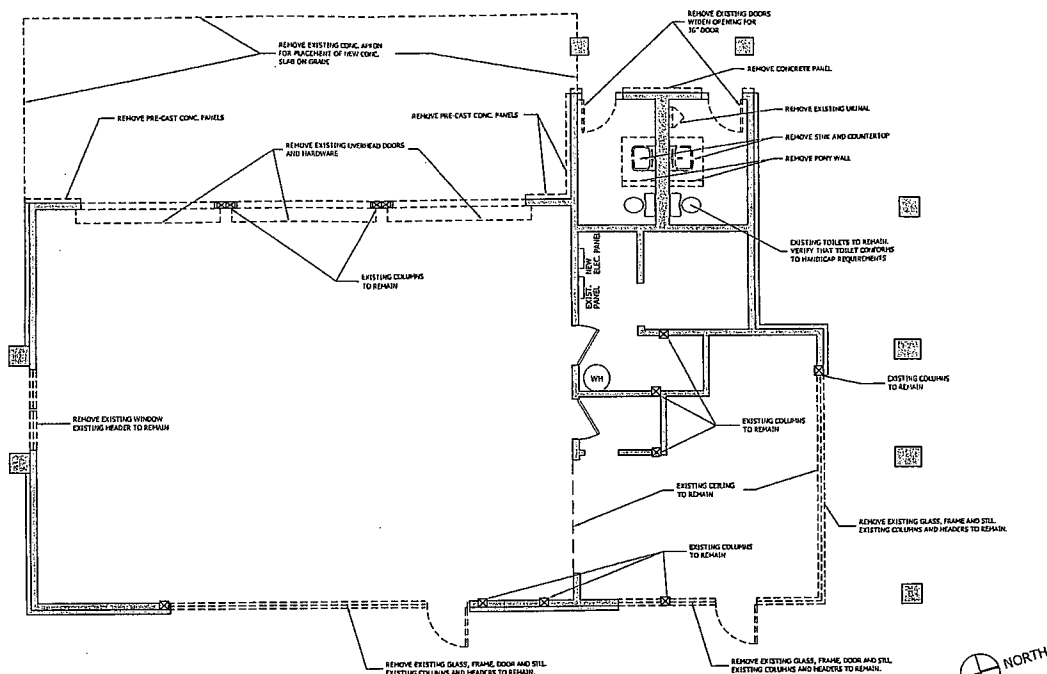
7. CONTRACTOR SHALL EXAMINE THE CONTRACT DRAWINGS CAREFULLY TO ESTABLISH THE EXTENT OF THE EXISTING BUILDING PORTION TO BE DEMOLISHED AND EXTENT OF THE EXISTING BUILDING TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES EXIST, OBTAIN OWNER REPRESENTATIVE'S RULING ON THE EXTENT OR INTENT OF SUCH DISCREPANCIES BEFORE COMMENCING WORK.

8. CONTRACTOR SHALL TAKE PRECAUTIONS TO GUARD AGAINST MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY ADJACENT CONSTRUCTION, BUILDINGS, SERVICES, SIDEWALKS OR UTILITIES. PROVIDE ADEQUATE BRACING AND SHORING TO SAFEGUARD THE BUILDING AND PERSONNEL.

9. CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS REQUIRED FOR DEMOLITION, SHORING OR BARRICADES.

10. CONTRACTOR SHALL HAUL RUBBISH AND DEBRIS AWAY FROM THE SITE PROMPTLY AND DISPOSE OF LEGALLY. BURNING COMBUSTIBLE RUBBISH ON SITE IS PROHIBITED.

11. CONTRACTOR SHALL EXECUTE EFFECTIVE DUST CONTROL DURING ENTIRE COURSE OF DEMOLITION AND CONSTRUCTION. ANY OCCUPIED AREAS OF EXISTING BUILDING SHALL BE SEALED AGAINST DUST INTRUSION.



1 DEMOLITION PLAN

Scale: 1/4" = 1'-0"

EXISTING WALL TO BE REMOVED [-----]

EXISTING WALL TO REMAIN ~~NOT TO BE REMOVED~~



NORTH

| | | |
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| | | |
| | | |
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content
DEMOLITION PLAN

drown by: ss
checked by:
date: 12/3/2008
drawing no.

CARMEL VALLEY

PROJECT SITE

MID-VALLEY

TIERRA GRANDE

CARMEL VALLEY RD

Carmel River

DORRIS DR

BERWICK DR

ROBINSON CYN RD

Garland Ranch Regional Park

APPLICANT: AJIR/NAFT PETROLEUM INC

APN: 169-235-019-000

FILE # PLN090175



300' Limit



2500' Limit



City Limits

