

MONTEREY COUNTY PLANNING COMMISSION

Meeting: October 25, 2006 Time: 9:15 A.M	Agenda Item No.: 4
Project Description: Use Permit and Design Approval to allow the demolition of an existing 480 square foot two-car detached garage and the construction of a 1,080 square foot three-car garage with approximately 96 square feet of storage area within a Historic Resources District. Materials and Colors to match existing one-story 1,368 square foot single-family dwelling.	
Project Location: 51 Llano Avenue, Spreckels	APN: 177-055-004-000
Planning File Number: PLN060270	Name: David and Laura Kuhlmann, Property Owners
Plan Area: Greater Salinas Area Plan	Flagged and staked: Yes
Zoning Designation: "HDR/5.1-HR-D" [High Density Residential, 5.1 units per acre with Historic Resources and Design Control Overlays]	
CEQA Action: Categorically Exempt per Section 15303	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Use Permit and Design Approval based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW:

The project involves a Use Permit for the demolition of a existing 480 square foot two-car detached garage and the construction of a 1,080 square foot three-car garage; and Design Approval for development within the "HR" (Historic Resources) Zoning District. The property is located at, 51 Llano Avenue, Spreckels, in the Spreckels Historic District in the Greater Salinas Area. Pursuant to Chapter 21.54 of the County Zoning Code, all development within a HR district requires referral to the Historic Resources Review Board and approval by the Planning Commission or its designee. The project has been reviewed by the Spreckels Neighborhood Design Review Committee and the Historical Resources Review Board.

The proposed project has been conditioned by the Planning Department, Water Resources Agency, and the Salinas Rural Fire Protection District (**Exhibit D**). The colors and materials will match the existing dwelling and no issues of concern to the Resource Management Agency - Planning Department have been identified.

OTHER AGENCY INVOLVEMENT:

- ✓ Salinas Rural Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

All of the above have reviewed this project. Conditions are recommended by the Water Resources Agency and Salinas Rural Fire District and have been incorporated into the Condition Compliance Plan (**Exhibit D**).

LUAC RECOMMENDATION:

The Spreckels Neighborhood Design Review Committee unanimous recommended approval at a public meeting on June 21, 2006 (**Exhibit G**).

HRRB RECOMMENDATION:

The Historic Resources Review Board recommended unanimous approval on July 7, 2006 (**Exhibit H**). The Board Resolution is attached as **Exhibit I**.

Elisa Manuguerra, Assistant Planner
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October 11, 2006

cc: Planning Commission (10); County Counsel; Salinas Rural Fire Protection District; Public Works Department; Parks Department; Water Resources Agency; Environmental Health Division; Mike Novo, Director of Planning; Laura Lawrence, Planning and Building Services Manager; Elisa Manuguerra, Project Planner; Carol Allen; David and Laura Kuhlmann, Applicants & Owners; Art Quintero, Agent; File PLN060270

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Findings and Evidence
Exhibit D Condition Compliance Reporting Plan
Exhibit E Site Plan, Elevations, Floor Plans
Exhibit F Design Approval Application
Exhibit G Spreckels Neighborhood Design Review Committee Referral Sheet
Exhibit H Historical Resources Review Board Review Minutes
Exhibit I Historical Resources Review Board Review Resolution

Note: The decision on this project is appealable to the Board of Supervisors.

Laura Lawrence, Planning and Building Services Manager, reviewed this report.

EXHIBIT B DISCUSSION

Project Site

The project site is located at the intersection of Llano Avenue and Second Street, Spreckels. The residence is accessed by Llano Avenue and automobiles access the garage via Second Street. The project site is located adjacent to the Standard Pacific development request for 73 single-family residences, which would neighbor the Kuhlmann's at Second Street.

Proposed Action

This application requests a Use Permit and Design Approval to allow the demolition of an existing 480 square foot two-car detached garage and the construction of a 1,080 square foot three-car garage within a Historic Resources District. The intent of this application is to achieve on-site storage for the Kuhlmann's motor home. The existing one-story 1,368 square foot single-family dwelling is a non-contributing structure. Constructed in 1962, the residence consists of post World War II, board-and-batten siding and wood shingle roofing consistent with the California ranch-style architectures of the 1960's and 1970's. Design Guidelines for the Spreckels Historical District define a non-contributing structure as structures not present during the period of significance, 1897 to 1957, and refer to this architectural style as "Type E". The proposed barn-like three-car garage, as shown in Exhibit E, will match the materials and colors of the existing residence congruent with Guideline R1.10 of the Spreckels Design Guidelines and the High Density Residential Development Standards, as provided at Section 21.10.060 of the Monterey County Zoning Ordinance (Title 21). The proposed garage does not exceed the roofline of the existing residence at 15 feet, thereby implementing the intent of Guideline R.1.4, which states, "When locating an addition to the side of an existing building, the addition should be setback behind the mass of the existing front façade." The proposed barn-like garage is not viewable from the residence's front façade at Llano Avenue; the staking and flagging indicates that the roofline will not be visible.

The proposed structure will encroach upon what now exists as a 20 foot side yard setback. However, Section 21.62.040.J of the Monterey County Zoning Ordinance (Title 21) provides an exception for corner lots adjacent to key lots. The intent of this section is to provide relief to corner lot property owners who must provide a 20-foot front setback along two sides of their property. The County has historically allowed corner lot property to choose their side and/or rear setbacks for their property boundary in order to maximize their buildable area. The Kuhlmann's have elected to maintain a rear setback of 10 feet along the property line perpendicular to Llano Avenue and a side setback of 5 feet along the property line perpendicular to Second Street. The setbacks selected by the Kuhlmann's are in keeping the County's processes.

Project Review

The Spreckels Neighborhood Design Review Committee approved the application on June 21, 2006, with a 4-0 vote, and recommended that the roof materials of the garage be a dark brown or charcoal color to match the wooden shake shingles of the main residence. On July 6, August 3, and September 7, 2006 the Historic Resources Review Board (HRRB) reviewed the Kuhlmann's

development application. The members denied the project on July 6th based on the following Spreckels Design Guidelines:

- (1) General Rule #2, which states: “New residential construction should maintain the patterns of building setbacks, massing, volume, scale, roof type, spacing and sitting of adjoining structures and the neighborhood as a whole”;
- (2) General Rule #4, which states: “New Buildings should complement the original historical styles of the community”;
- (3) Guideline R1.1, which states, “Additions or alterations which alter the height, main façade elements, distinguishing architectural features or architectural character of a structure when viewed from the street, shall not be undertaken”; and
- (4) Guideline R1.2 which states, “The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and existing architectural features. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken”.

The HRRB did not offer any alternatives, direction, or suggestions to the proposed three-car garage application. Please refer to Exhibit G, Historical Resources Review Board Review Minutes.

Upon review of the minutes of the HRRB’s July 6 meeting, staff requested a special meeting with a representative of the HRRB and Meg Clovis of the Parks Department to discuss alternative designs approvable by HRRB. On July 21, 2006, the project planner met with Meg Clovis of the Park Department and John Scourkes, a member of the public. The project was discussed, a HRRB site visit was set up for July 27, 2006, and the item was rescheduled for the August 3, 2006 HRRB meeting. On August 3, 2006, the HRRB appointed John Scourkes and Salvador Munoz to work with Mr. Kuhlmann on an approvable alternative design and continued the item to September 7, 2006. The redesigned project was unanimously approved September 7, 2006.

Project Design Revision

The original project design proposed to incorporate the existing residence’s architectural features of board-and-batten siding, a pitched wood shingle roof, and would have met the height of the existing residence at 15 feet. The proposed structure is divided into three sections; the middle section meeting the 15 foot height requirement would house the Kuhlmann’s motor home. The other two sections, at either side of the middle section, provide two covered parking spaces and a approximately 96 square feet of storage area. The revised project proposes a pop out of 5.5 feet at the center portion of the structure where the motor home would be housed. The center door was originally proposed as a roll up door; the revised plan proposes two barn-like swing-out doors.

Conclusions

Staff finds that the proposed three-car garage is consistent with all the plans, policies, requirements, and standards applicable to the subject property and recommends approval of Use Permit PLN060270.

EXHIBIT C

FINDINGS AND EVIDENCE

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the plans, policies, requirements, and standards of the certified Monterey County General Plan, Greater Salinas Area Plan, Greater Salinas Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at 51 Llano Avenue, Spreckels, (Assessor's Parcel Number 177-055-004-000), Greater Salinas Area Plan. The parcel is zoned High Density Residential, 5.1 units per acre density, Historic Resources and Design Control Overlay Districts, or ("HDR-5.1-HR-D"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) Historic Resource or "HR" zoning regulations, Section 21.54 of the Monterey County Zoning Ordinance (Title 21).
 - (d) Design Control or "D" zoning requires the design review of structures to assures the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The project design is consistent with the existing residence and neighborhood.
 - (d) The setbacks proposed are consistent with the regulations for Height and Setback Exceptions, Section 21.62.040.J, which exempts corner-lots and adjacent key-lots from maintaining either two side yard setbacks or two rear yard setbacks; Section 21.62.040.J requires one rear yard setback and one side yard setback.
 - (e) Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - (f) The project was reviewed by the Spreckels Neighborhood Design Review Committee for review on June 21, 2006 (see page 2 of Staff Report). The Committee unanimously approved the project.
 - (g) The project was referred to the Historical Resources Review Board for review. The Board resolved to approve a revised project on September 7, 2006.
 - (h) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(i) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning Department for the proposed development found in Project File PLN060270.

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: Planning Department, Salinas Rural Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) The Historical Resources Review Board (HRRB) unanimously recommended approval at the meeting on September 7, 2006.

(c) County resources indicate that there are no physical or environmental constraints that would warrant the site not suitable for the use proposed.

(d) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the site is suitable for the proposed use.

(e) Materials in Project File No. PLN060270.

3. FINDING: HISTORIC RESOURCES - DESIGNATED RESOURCE - The project, as conditioned, is consistent with the regulations for Historic Resources Zoning Districts, Section 21.54.060.E.1 of the Monterey County Zoning Ordinance (Title 21) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the designated resource and its site.

EVIDENCE: (a) The existing residence and two-car garage are non-contributing structures as defined at page 29 of the Spreckels Design Guidelines, Monterey County Planning and Building Inspection Department dated February 1999.

(b) Spreckels Neighborhood Design Review Committee discussion during the public hearing held on June 21, 2006.

(c) Historical Resources Review Board discussion during the public hearings held on July 6, 2006, August 3, 2006, and September 7, 2006.

(d) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the project on the subject parcel conforms to regulations cited above.

(e) Materials in Planning File No. PLN060270.

4. FINDING: HISTORIC RESOURCES – HISTORICAL DISTRICT The project, as conditioned, is consistent with the regulations for Historic Resources Zoning Districts, 21.54.060.E.2 of the Monterey County Zoning Ordinance (Title 21) conforms to the prescriptive standards and design guidelines for the district adopted by the Board of Supervisors, and does not adversely affect the character of the district.

EVIDENCE: (a) Design Approval Application and other materials in file PLN060270.

- (b) The existing residence and two-car garage are non-contributing structures as defined at page 29 of the Spreckels Design Guidelines, Monterey County Planning and Building Inspection Department dated February 1999.
- (c) Historic Resource or “HR” zoning regulations, Section 21.54 of the Monterey County Zoning Ordinance (Title 21).
- (d) Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- (e) Spreckels Design Guidelines, Monterey County Planning and Building Inspection Department dated February 1999.
- (f) Spreckels Neighborhood Design Review Committee discussion during the public hearing held on June 21, 2006.
- (g) Historical Resources Review Board discussion during the public hearings held on July 6, 2006, August 3, 2006, and September 7, 2006.
- (h) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the project on the subject parcel conforms to regulations cited above.
- (i) Materials in Planning File No. PLN060270.

5. FINDING: HISTORIC RESOURCES - CONSTRUCTION - The project, as conditioned, is consistent with the regulations for Historic Resources Zoning Districts, 21.54.060.E.3 of the Monterey County Zoning Ordinance (Title 21), and will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.

- EVIDENCE:**
- (a) Design Approval Application and other materials in file PLN060270.
 - (b) Historic Resource or “HR” zoning regulations, Section 21.54 of the Monterey County Zoning Ordinance (Title 21).
 - (c) The existing residence and two-car garage are non-contributing structures as defined at page 29 of the Spreckels Design Guidelines, Monterey County Planning and Building Inspection Department dated February 1999.
 - (d) Secretary of the Interior’s Standards for the Treatment of Historic Properties.
 - (e) Spreckels Design Guidelines, Monterey County Resource Management Agency Planning Department dated February 1999.
 - (f) Spreckels Neighborhood Design Review Committee discussion during the public hearing held on June 21, 2006.
 - (g) Historical Resources Review Board discussion during the public hearings held on July 6, 2006, August 3, 2006, and September 7, 2006.
 - (h) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the project on the subject parcel conforms to regulations cited above.
 - (i) Materials in Planning File No. PLN060270.

6. FINDING: HISTORIC RESOURCES - UNSAFE OR DANGEROUS CONDITION
 The project, as conditioned, is consistent with the regulations for Historic Resources Zoning Districts, 21.54.060.E.4 of the Monterey County Zoning

Ordinance (Title 21). The action proposed is not necessary to correct an unsafe or dangerous condition on the property and has not be ordered to be corrected pursuant to Section 18.25.160 of Monterey County Building Standards Code.

- EVIDENCE:** (a) Staff reviewed Monterey County Planning Department and Building Services Department records and is not aware of any unsafe or dangerous conditions that would require the condition to be corrected.
- (b) The project planner conducted an on-site inspection on May 5, 2006 and September 15, 2006 to verify that the project on the subject parcel conforms to regulations cited above.
- (c) Materials in Planning File No. PLN060270.
- (d) See Finding No. 9.

7. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, Class a categorically exempts the construction of small accessory structures.
- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 5, 2006 and September 15, 2006.
- (c) See preceding and following findings and supporting evidence.

8. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

9. 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: Preceding findings and supporting evidence.

10. FINDING: APPEALABILITY - The decision on this project is appealable to the Board of Supervisors.

EVIDENCE: Sections 21.80.040(D) of the Monterey County Zoning Ordinance (Title 21).

EXHIBIT D Monterey County Planning and Building Inspection Condition Compliance Reporting Plan	<i>Project Name:</i> David and Laura Kuhlmann <i>File No:</i> PLN060270 <i>Approved by:</i> Planning Commission	<i>APN:</i> 177-055-004-000 <i>Date:</i> October 25, 2006
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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.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PBD029 - SPECIFIC USES ONLY This Use Permit and Design Approval (PLN060270 allows the demolition of a existing 480 square foot two-car detached garage and the construction of a 1,080 square foot three-car garage with approximately 96 square feet of storage within a Historic Resources District. Materials and Colors to match existing one-story 1,368 square foot single-family dwelling. The property is located at 51 Llano Avenue, Spreckels (Assessor's Parcel Number 177-055-004-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. 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. [Resource Management Agency (RMA) - Planning Department]	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. _____) was approved by the Planning Commission for Assessor's Parcel Number 177-055-004-000 on October 25, 2006. The permit was granted subject to 12 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (RMA - Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>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 Planning and Building Inspection 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 and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
4.		<p>PBD011 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of</p>	1) Evidence of compliance with the Erosion Control Plan shall be submitted to PBI prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and 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>
		Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation, dust during, and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning. (RMA - Planning Department)	2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA - Planning Department during the course of construction until project completion as approved by the Director of Planning.	Owner/ Applicant	Prior to Final Inspect-ion	
5.		PBD013(A) - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department)	Submit certification by the geotechnical consultant to the RMA - Planning Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to Final Building Inspect-ion	
6.		PBDS001- LIGHTING – EXTERIOR LIGHTING PLAN - NON-STANDARD 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. Exterior lights shall have recessed lighting elements. 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 exterior lighting plan shall be subject to approval by the Director of RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)	Submit three copies of the lighting plans to PBI for review and approval. Construct and maintain lighting according to approved plan.	Owner/ Applicant Owner/ Applicant	Prior to issuance of building permits. Ongoing	
7.		PBD016 - 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	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concur-	

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		limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees, which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action, or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			rent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	
8.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		<p>minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the centerline of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Salinas Rural Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
9.		<p>FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
10.		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. (Salinas Rural 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	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (Salinas Rural Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
12.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Second Street. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	