

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 13, 2009 Time: A.M		Agenda Item No.: 2
Project Description: Combined Development Permit Consisting of: (1) Use Permit for Ridgeline development. (2) Administrative Permit and Design Approval for the development of a 1,375 square foot addition/remodel of an existing 4,032 square foot single family dwelling in a Visually Sensitive or "VS" Zoning District. The Property is located at 25401 Quail Summit, Hidden Hills area, (Assessors Parcel Number 416-161-030-000), Greater Monterey Peninsula Area Plan.		
Project Location: 25401 Quail Summit, Hidden Hills area		APN: 416-161-030-000
Planning File Number: PLN090128		Owner: Manuel Miguel Agent: Anatoly Ostretsov
Planning Area: Greater Monterey Peninsula Area Plan		Flagged and staked: Yes
Zoning Designation: : "RDR/B-6-VS" [Rural Density Residential, with Site Plan and Visual Sensitivity overlays]		
CEQA Action: Categorically Exempt per CEQA Guidelines Section 15301(e)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Categorically exempt the proposed project per CEQA Guidelines Section 15301(e).
- 2) Approve the Combined Development Permit (PLN090128), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The subject property is a developed one-acre parcel located at 25401 Quail Summit Road, within the Hidden Hills area. The parcel is located along the ridgeline south of Highway 68, and is zoned "RDR/B-6-VS" or Rural Density Residential, with Site Plan and Visual Sensitivity overlays. The proposed project consists of a 1,375 sq. ft. addition/remodel of an existing 4,032 sq ft. single family dwelling. The addition would consist of a front entry, a deck and stair addition, new exterior fireplace, front door, skylight and interior remodel. The development of the residence was approved by the Planning Commission in 1999 with a Scenic Conservation Easement and a Use Permit for Ridgeline Development. The proposed addition would assure the protection of the public viewshed, neighborhood character, and would maintain the visual integrity of the area without imposing undue restrictions on the property.

The General Plan and the Greater Monterey Peninsula Area Plan include policies that regulate ridgeline development. Policy 26.1.9 of the General Plan requires a permit for ridgeline development and states that "*such permit only be granted upon findings being made that the development as conditioned by permit will not create a substantially adverse visual impact when viewed from a common public viewing area.*" Policy 26.1.9.1 of Greater Monterey Peninsula Area Plan requires that "*development on canyon edges and hilltops shall be designed to minimize the visual impacts of the development.*" These policies are codified in Section 21.06.950 of the Zoning Ordinance. The ordinance defines ridgeline development as "*the development on the crest of the hill which has the potential to create a silhouette or other substantial adverse impact when viewed from a common public viewing area.*" Section 21.66.010 of the Ordinance further provides that ridgeline development requires a use permit which only may be approved if a finding can be made that "*the ridgeline development, as conditioned by permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.*"

Based on several site visits and evaluation of the potential visibility represented by the netting placed on the property, staff concludes that the project has been designed to minimize visual impacts and that it would not result in a substantial adverse impact when viewed from Highway 68 or the Laguna Seca Recreation Area. Therefore, the project is consistent with the policies of the General Plan and the Area Plan, and the finding required by Section 21.66.010 of the Zoning Ordinance.

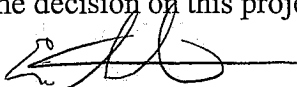
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Salinas Rural Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Water Resource Agency, and Salinas Rural Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The Greater Monterey Peninsula Land Use Advisory Committee (LUAC) reviewed the application on April 15th, 2008 (**Exhibit D**). The LUAC recommended approval with a vote of 3 -0, with 2 members absent. The committee recommended that the project site have a lighting plan and a more uniform exterior paint with less of a pinkish hue and more brown.

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



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April 13, 2009

cc: Front Counter Copy; Planning Commission; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Luis Osorio, Planning Services Manager; Carol Allen, Senior Secretary; Manuel Miguel, Owner; Anatoly Ostretsov, Agent; Planning File PLN090128

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Project Plans
 Exhibit C Advisory Committee Minutes
 Exhibit D Vicinity Map

This report was reviewed by Luis Osorio, Planning Services Manager



EXHIBIT – A

PROJECT
DATA
SHEET

EXHIBIT A

Project Information for PLN090128

Project Title: MIGUEL MANUEL R & ESTELA TRS

Location: 25401 OUAIL SUMMIT MTY

Primary APN: 416-161-030-000

Applicable Plan: Greater Monterey Peninsula Area Plan

Coastal Zone: No

Permit Type: Use Permit

Zoning: RDR/B-6-VS

Environmental Status: Exempt

Plan Designation: GREATER MONTER

Advisory Committee: Greater Monterey Peninsula

Final Action Deadline (884): 6/12/2009

Project Site Data:

Lot Size: 46,290

Coverage Allowed: 25%

Coverage Proposed: 12.2%

Existing Structures (sf): 4,032

Height Allowed: 30 FT

Proposed Structures (sf): 1,134

Height Proposed: 15 FT

Total Sq. Ft.: 5,643

FAR Allowed: N/A

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: N/A

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: MODERATE

Geologic Hazard Zone: N/A

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: VERY HIGH

Traffic Report #: N/A

Other Information:

Water Source: CAL AM

Sewage Disposal (method): SEPTIC

Water Dist/Co: HIDDEN HILLS UNIT

Sewer District Name: n/a

Fire District: SALINAS RURAL

Grading (cubic yds.): 0.0

Tree Removal: N/A

EXHIBIT- B

DRAFT RESOLUTION, INCLUDING:

1. CONDITIONS OF APPROVAL
2. PROJECT PLANS

**EXHIBIT B
DRAFT RESOLUTION**

**Before the PLANNING COMMISSION in and for the
County of Monterey, State of California**

In the matter of the application of:
MANUEL MIGUEL (PLN090128)

RESOLUTION NO. 090128

Resolution by the Monterey County Planning
Commission:

- 1) Categorically Exempt per CEQA Guidelines Section 15301(e)
- 2) Approving a Combined Development Permit Consisting of: (1) Use Permit for Ridgeline development. (2) Administrative Permit and Design Approval for the development of a 1,375 square foot addition/remodel of an existing 4,032 square foot single family dwelling in a Visually Sensitive or "VS" Zoning District.

(PLN090128, Manuel Miguel, 25401 Quail Summit, Greater Monterey Peninsula Area Plan (APN: 416-161-030-000))

The Miguel application (PLN090128) came on for public hearing before the Monterey County Planning Commission on May 13, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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,
 - Greater Monterey Peninsula Area Plan,
 - Greater Monterey Peninsula Area Plan 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 property is located at 25401 Quail Summit (Assessor's Parcel Number 416-161-030-000, Greater Monterey Peninsula Area Plan. The parcel is zoned RDR/B-6-VS, which allows ridgeline development with a Use Permit (Section 21.16.050.), Development of additions/remodels to previously approved projects in the "VS" district are allowed with an Administrative Permit and Design Approval (Section 21.46.030.).

Therefore, the project is an allowed land use for this site.

- c) The project is consistent with the provisions of Chapter 21.46 (Regulations for Development in the Visual Sensitivity of "VS" Zoning District) of the Zoning Ordinance, which require a finding that the project "will not create a significant adverse visual impact when viewed from a common public viewing area." Although the project would be visible from Highway 68, the building addition would not significantly increase the visibility of the existing dwelling. The proposed addition would not result in significant additional visual impacts based on the condition of the existing viewshed, and the proximity and duration of the viewed addition when observed with normal unaided vision.
- d) The project planner conducted a site inspection on April 15, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was referred to the Greater Monterey Peninsula 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 of significant land use issues that necessitate review prior to a public hearing. The LUAC recommended approval with a vote of 3 -0, with 2 members absent.
- f) 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 PLN090128.

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, 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) Staff conducted a site inspection on April 15, 2009 to verify that the site is suitable for this use.
 - c) 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 PLN090128.

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, Salinas Rural, Fire Protection District, 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) See preceding findings and supporting evidence for PLN090128.

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 April 15, 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) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
e) 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 PLN090128

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(e), categorically exempts additions to existing structures.
b) The proposed project consists of a 1,375 sq. ft. addition/remodel of an existing 4,032 square foot single family dwelling and is thus exempt per 15301(e).
c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 15, 2009.
d) See preceding and following findings and supporting evidence.

6. **FINDING:** **RIDGELINE DEVELOPMENT** – The subject project, as conditioned by this permit, will not create a substantially adverse visual impact when viewed from a common public viewing area.

EVIDENCE: a) Pursuant to Section 21.66.010 of the Monterey County Zoning Ordinance, ridgeline development may be approved if, as conditioned or designed, the project will not create a substantially adverse visual impact when viewed from a common public viewing area.
b) The existing 4,032 square foot single family dwelling on the property is located on the crest of a hill and has the potential to create a silhouette when viewed from a common public viewing area. The proposed 1,375 square foot addition/remodel would not result in a substantial adverse impact, based on the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, and

- would not materially degrade the existing visual experience. Earth tone colors will be utilized to match existing and subdue structural visibility.
- c) There is no alternative location on the subject site which would allow a reasonable development without potential for ridgeline development.
 - d) The project planner conducted a site inspection on April 15, 2009 to verify that the project on the subject parcel conforms to the ridgeline development requirement to not create a substantially adverse visual impact.
 - e) 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 PLN090128.

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

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

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Categorically exempts the project from environmental review per CEQA Guidelines Section 15301(e).
- B. Approves the Combined Development Permit Consisting of: (1) Use Permit for Ridgeline development. (2) Administrative Permit and Design Approval for the development of a 1,375 square foot addition/remodel of an existing 4,032 square foot single family dwelling in a Visually Sensitive or "VS" Zoning District, in general conformance with the attached project plans (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.
- C. Adopt the Conditions of Compliance (**Exhibit 1**).

PASSED AND ADOPTED this 13th day of May, 2009.

Mike Novo, Chair, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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 090128 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Miguel
File No: PLN090128 **APNs:** 416-161-030-000
Approved by: Planning Commission **Date:** May 13, 2009

**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	Fining	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090128) allows for: (1) Use Permit for Ridgeline development. (2) Administrative Permit and Design Approval for the development of a 1,375 square foot addition/remodel of an existing 4,032 square foot single family dwelling in a Visually Sensitive or “VS” Zoning District. The Property is located at	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	

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)
		<p>25401 Quail Summit, Hidden Hills area, (Assessors Parcel Number 416-161-030-000), Greater Monterey Peninsula Area 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)</p>	<p>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.</p>	<p>WRA RMA - Planning</p>		
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 090128) was approved by the Planning Commission for Assessor's Parcel Number 416-161-030-000 on May 13, 2009. The permit was granted subject to 11 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)</p>	<p>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.</p>	<p>Owner/ Applicant RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	

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)
3.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final/parce l map, whichever occurs first and as applicable	

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)
4.		<p>PD032 - PERMIT TIME/YEAR & DATE The permit shall be granted for a time period of 4 years, to expire on DATE. (RMA - Planning Department)</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning.</p> <p>Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner/ Applicant	As stated in the conditions of approval	
Monterey County Water Resources Agency						

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)
5.		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>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:</p> <p>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.</p> <p>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)</p>	<p>Compliance to be verified by building inspector at final inspection.</p>	<p>Owner/Applicant</p>	<p>Prior to final building inspection/occupancy</p>	
6.		<p>WR43 - WATER AVAILABILITY CERTIFICATION</p> <p>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>	<p>Submit the Water Release Form to the Water Resources Agency for review and approval.</p>	<p>Owner/Applicant</p>	<p>Prior to issuance of any building permits</p>	

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)
Salinas Rural Fire District						
7.	<p>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 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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.		

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)
		<p>minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
8.		<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</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>	

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)
		entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Salinas Rural Fire District.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
9.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of ___ feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Salinas Rural Fire District	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	
10.		FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to final building inspection	

Permit Cond. Number	Mittg. 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)
		<p>system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. Responsible Land Use Department: Salinas Rural Fire District</p>	<p>Applicant shall schedule fire dept. rough sprinkler inspection</p>	<p>Applicant or owner</p>	<p>Prior to framing inspection</p>	
11.		<p>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. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
Mitigation Measures						



MANUEL MIGUEL

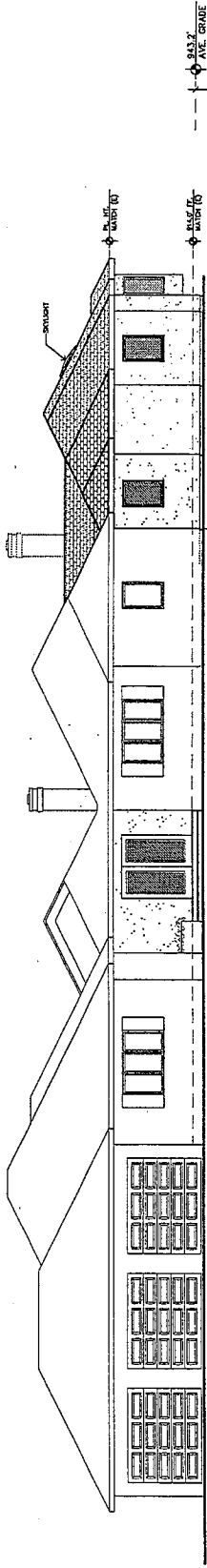
PROPOSED REMODEL FOR:

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUN A. BILLANO, AIA
JOHN E. MATTHEWS

PROPOSED ELEVATION:
DATE: 03-06-06
DESIGN APPROV:

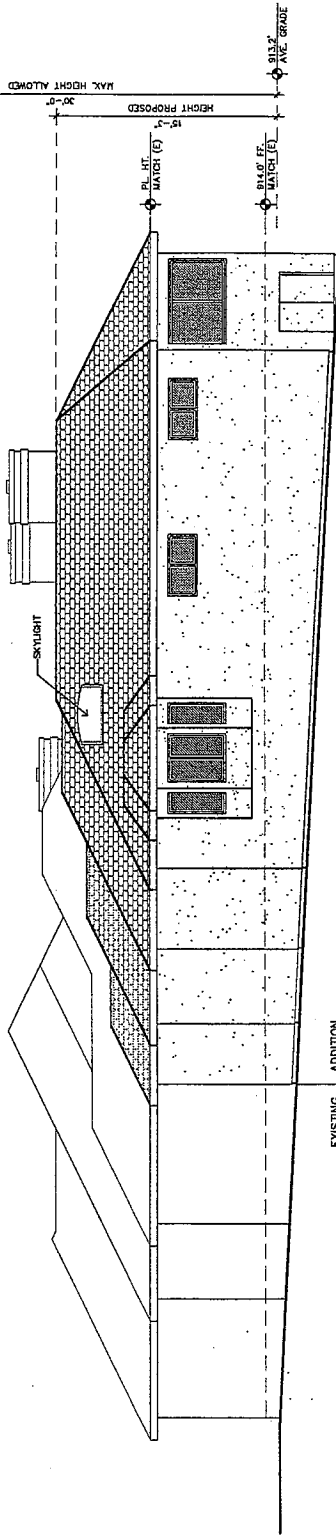
REVISIONS:
▲
▲
▲
▲

SHEET NO. A6.0



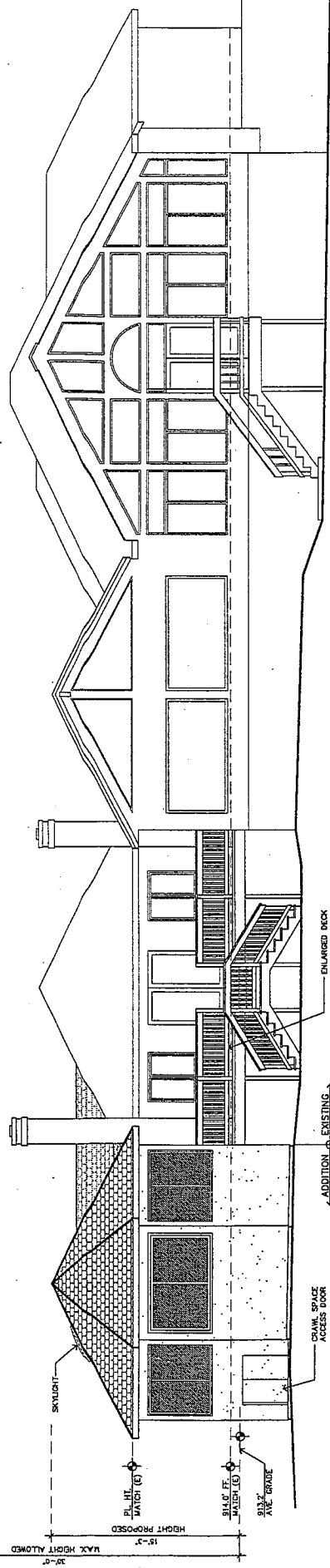
PROPOSED SOUTH (STREET) ELEVATION

1/4"=1'-0"



PROPOSED EAST ELEVATION

1/4"=1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"



EXHIBIT- C

ADVISORY
COMMITTEE
MINUTES

MINUTES
Greater Monterey Peninsula Land Use Advisory Committee
Monday, April 15, 2009

1. **Site Visit** 2:00pm DA080434 MIGUEL 25401 QUAIL SUMMIT MONTEREY
Attendees Smith, DeHoff, Jacobs

Site Visit 2:30pm approx. PLN09000 MEADOR 24700 BIT RD MONTEREY
Attendees Smith, DeHoff, Jacobs

Site Visit 3:00pm approx. PLN090017 HOLBROOK 704 TESORO RD MONTEREY
Attendees Smith, De Jacobs

2. **Meeting called to order** by Smith at 4:04 am/pm

3. **Roll Call**
Members Present: Smith, DeHoff, Jacobs

Members Absent: Church, Rierson

4. **Approval of Minutes**

A. March 18, 2009 minutes

Motion: DeHoff (LUAC Member's Name)

Second: Jacobs (LUAC Member's Name)

Ayes: 3

Noes: 0

Absent: 2

Abstain: 0

5. **Public Comment:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

6. **Scheduled Item(s)** – *please refer to the Project Referral Sheets which follow for each separate file.*

7. **Other Items**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

B) Announcements, if any - *next meeting date*

8. Meeting Adjourned: 5:12 am/pm

Minutes taken by: Ron DeHoff

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by **April 15, 2009**

Project Name: MIGUEL MANUEL R & ESTELA TRS

File Number: DA080434

File Type: Public

Project Planner: SNIDER

Project Location: 25401 QUAIL SUMMIT MONTEREY

Project Description: DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 1,375 SQUARE FOOT ADDITION/REMODEL OF AN EXISTING 4,032 SQUARE FOOT SINGLE FAMILY DWELLING. ADDITION TO CONSIST OF A FRONT ENTRY, A DECK AND STAIR ADDITION, NEW EXTERIOR FIREPLACE, FRONT DOOR, SKYLIGHT, AND AN INTERIOR REMODEL. MATERIALS AND COLORS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 25401 QUAIL SUMMIT, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-161-030-000) GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Concerns with reflectivity of glass in sunlight		Investigate non-glare windows to reduce reflection
Lighting plan		Submit low impact lighting plan.
Multiple existing exterior colors		Consider more brown, less pink in new paint color

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Jacob (LUAC Member's Name)

Second by DeHoff (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 2

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by **April 15, 2009**

Project Name: MEADOR J DOUGLAS & LU ANN TRS

File Number: PLN090008

File Type: AP

Project Planner: MANUGUERRA

Project Location: 24700 BIT RD MONTEREY

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DESIGNATION FOR THE DEMOLITION OF AND EXISTING 1,700 SQUARE FOOT SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A ONE-STORY 4,231 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED 1,439 SQUARE FEET THREE CAR GARAGE AND A 600 SQUARE FOOT BARN WITH 156 SQUARE FOOT LOFT; (2) A USE PERMIT FOR THE CONSTRUCTION OF A ONE STORY 600 SQUARE FOOT CARETAKER'S UNIT WITH AN ATTACHED 580 SQUARE FOOT GARAGE AND 132 SQUARE FOOT OF COVERED PORCH. THE PROJECT IS LOCATED AT 24700 BIT ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 416-193-013-000), GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>None</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
<i>Final map of easement (drainage) not available</i>		<i>Need to review new map</i>
<i>Concern that drainage is not adequate based on Visual inspection -</i>		<i>Advised homeowner of concern - Maintain clearance to culvert entrance →</i>
		<i>Secure wire mesh on culvert with metal fasteners, not plastic</i>

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Jacobs (LUAC Member's Name)

Second by Debboff (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3

NOES: 0

ABSENT: 2

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Greater Monterey Peninsula

Please submit your recommendations for this application by **April 15, 2009**

Project Name: HOLBROOK K W & SALLY ANN TRS

File Number: PLN090017

File Type: ZA

Project Planner: MACK

Project Location: 704 TESORO RD MONTEREY

Project Description: COMBINED DEVELOPMENT PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4,706 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH ATTACHED 3 CAR GARAGE AND 142 LINEAR FOOT DRIVEWAY; USE PERMIT TO ALLOW FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND USE PERMIT FOR THE REMOVAL OF 5 OAK TREES. THE PROJECT IS LOCATED AT 704 TESORO ROAD, MONTEREY (ASSESSOR'S PARCEL NUMBER 173-074-020-000) GREATER MONTEREY PENINSULA AREA PLAN.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
<i>None</i>			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
<i>Removal of all trees on lot</i>		<i>Homeowner to replant new oaks or part of landscape</i>

ADDITIONAL LUAC COMMENTS

Mrs. Jacobs disclosed she was realtor handling property.

RECOMMENDATION :

Motion by *D. Hoff* (LUAC Member's Name)

Second by *Smith* (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: *2*
 NOES: *0*
 ABSENT: *2*
 ABSTAIN: *1*

Quorum not present

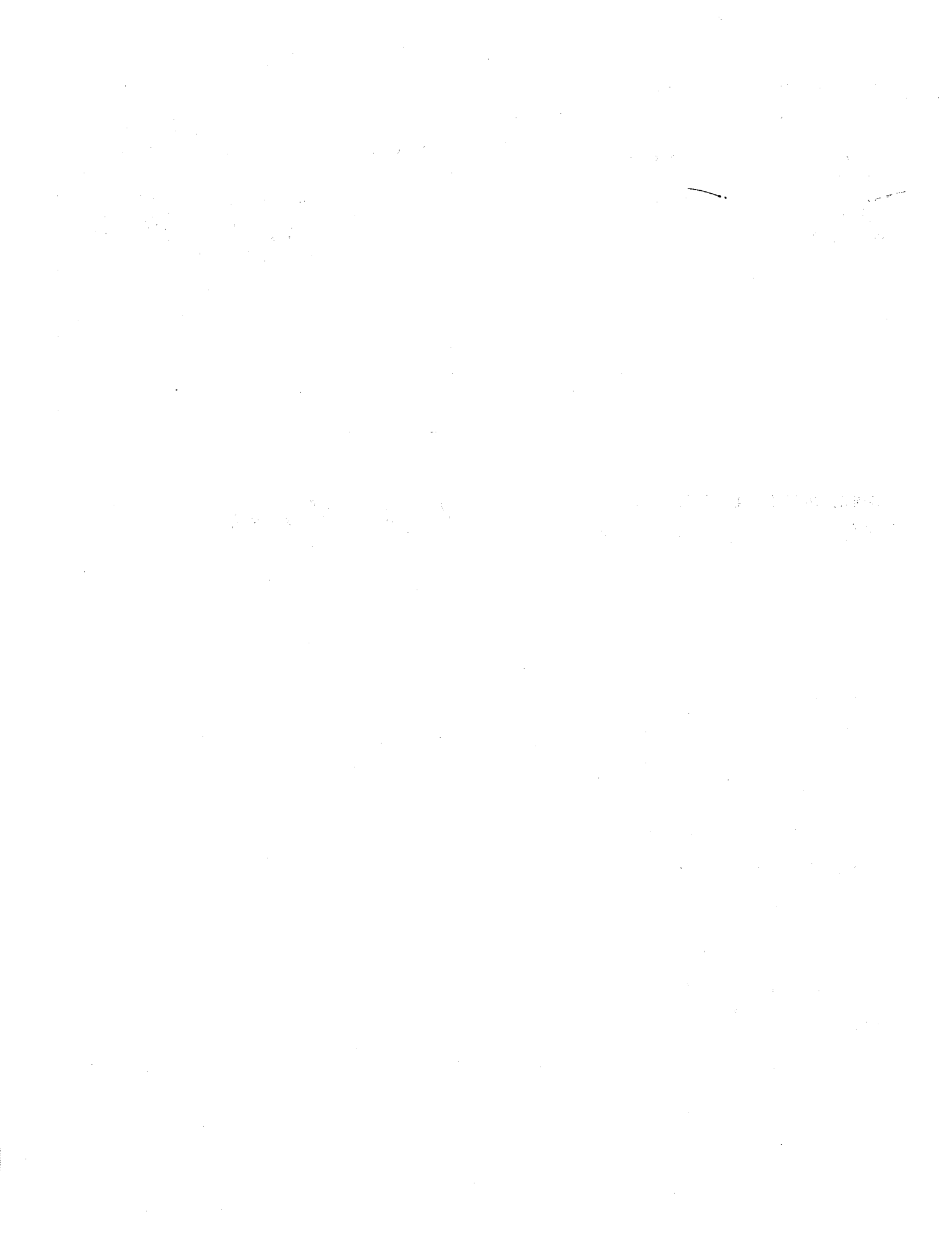


EXHIBIT- D

VICINITY MAP

GREATER MONTEREY PENINSULA


Laguna Seca Rec. Area & Campgrounds




APPLICANT MIGUEL

APN: 416-161-030-000

FILE # DA080434

 300' Limit

 2500' Limit

 City Limits

