

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 26, 2010 <b>Time:</b> 11:00 AM	<b>Agenda Item No.:</b> 6
<b>Project Description:</b> Use Permit extension for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions.	
<b>Project Location:</b> 1, 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave.	<b>APN:</b> 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000
<b>Planning File Number:</b> PLN100148	<b>Owner:</b> Monterey County Redevelopment Agency <b>Agent:</b> Marti Noel
<b>Planning Area:</b> North County (Non-Coastal)	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "HDR/20" [High Density Residential, 20 units per acre]	
<b>CEQA Action:</b> Exempt pursuant to section 15061.3 of the California Environmental Quality Act (CEQA) guidelines	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Approve PLN100148, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

The Planning Commission previously approved a Use Permit for the temporary placement of 20 mobile homes for temporary housing of displaced residents during the construction of the South County affordable housing units, on December 8, 2004 (Resolution No. 04056). Though the project was approved for 20 temporary mobile home units, only 19 were placed and used. The temporary mobile home use expired on December 8, 2009. (**Exhibit C**)

The Monterey County Redevelopment Agency submitted a memo to the RMA – Planning Department requesting to extend the temporary use of the mobile homes for another 5 years. Though the original reason for the temporary housing was to provide dwellings for families during the construction of the South County affordable housing project (PLN030582), The Redevelopment Agency feels that the mobile homes can still provide help to families displaced by other constructions of affordable housing and/or code enforcement issues (**Exhibit D**). This is not a long term solution but is filling an immediate need for people displaced by events out of their control.

Staff has reviewed the project for consistency with the Monterey County General Plan, North County Area Plan, and Monterey County Zoning Ordinance (Title 21). The Redevelopment Agency has met all prior conditions and has been in compliance with the approval of Resolution No. 04056 (PLN030581). Prior on-going planning conditions have been added as conditions of approval (**Exhibit B**).

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

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency

- √ North County Fire Protection District
- √ Parks Department

Agencies that have submitted comments are noted with a check mark (“√”). All agencies have approved the continued temporary use. The North County Fire Protection Division has rolled over prior fire conditions from the previous approval (PLN030581) to check for compliance or needed maintenance (Conditions No. 7 – 10). Environmental Health Division has also rolled over one prior condition making it an on-going action (Condition No. 6). Prior conditions that were not rolled-over were based on decisions by each agency/department. The recommended conditions by each agency have been incorporated into the Condition Compliance matrix attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to the North County Land Use Advisory Committee. The project was previously approved by the North County Land Use Advisory Committee on February 19, 2004, voting (5-0) to recommend approval (PLN030581). The proposed extension of temporary use did not require the review by the Land Use Advisory Committee since no new significant issues would be created.

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



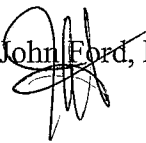
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Dan Lister – Land Use Technician  
(831) 759-6617, listerdm@co.monterey.ca.us

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; John Ford, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Monterey County Redevelopment Agency, Owner; Marti Noel, Agent; Planning File PLN100148

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Draft Resolution, including:  
                                  1. Conditions of Approval  
                                  2. Site Plan  
                  Exhibit C      Resolution No. 04-056 (PLN030581)  
                  Exhibit D      Memo from Monterey County Redevelopment Agency  
                  Exhibit E      Vicinity Map

This report has been reviewed by John Ford, Planning Services Manager



**EXHIBIT A**  
**Project Information for (PLN100148)**

**Project Title:** Redevelopment Agency  
**Location:** Railroad Ave & Kents Ct.  
Watsonville

**Primary APN:** 117-281-001-M  
**Coastal Zone:** No

**Applicable Plan:** North County Area Plan  
**Permit Type:** Use Permit

**Zoning:** HDR/20  
**Plan Designation:** High Density  
Residential

**Environmental Status:** Categorically Exempt  
**Advisory Committee:** North County LUAC

**Final Action Deadline:**

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**Project Site Data:**

<b>Lot Size:</b>	N/A	<b>Coverage Allowed:</b>	N/A
<b>Existing Structures (sf):</b>	N/A	<b>Coverage Proposed:</b>	N/A
<b>Proposed Structures (sf):</b>	N/A	<b>Height Allowed:</b>	N/A
<b>Total Square Feet:</b>	N/A	<b>Height Proposed:</b>	N/A
		<b>FAR Allowed:</b>	N/A
		<b>FAR Proposed:</b>	N/A

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**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b>	No	<b>Erosion Hazard Zone:</b>	Low
<b>Botanical Report #:</b>	N/A	<b>Soils/Geo. Report #</b>	LIB040190
<b>Forest Mgt. Report #:</b>	N/A	<b>Geologic Hazard Zone:</b>	IV
<b>Archaeological Sensitivity Zone:</b>	High	<b>Geologic Report #:</b>	N/A
<b>Archaeological Report #:</b>	LIB040188	<b>Traffic Report #:</b>	N/A
<b>Fire Hazard Zone:</b>	Mod-Hi		

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**Other Information:**

<b>Water Source:</b>	EXISTING	<b>Sewage Disposal (method):</b>	EXISTING
<b>Water District/Company:</b>	EXISTING	<b>Sewer District Name:</b>	EXISTING
<b>Fire District:</b>	North County FPD	<b>Grading (cubic yds):</b>	0.0
<b>Tree Removal (Count/Type):</b>	N/A		

**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:

**Monterey County Redevelopment Agency  
(PLN100148)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution by the Monterey County Planning  
Commission:

- 1) Exempt pursuant to section 15061.3 of the California Environmental Quality Act (CEQA) guidelines;
- 2) Approving a Use Permit extension for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions.

(PLN100148, Monterey County Redevelopment Agency, 1, 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave., North County Area Plan (APN: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000))

**The Monterey County Redevelopment Agency application (PLN100148) came on for public hearing before the Monterey County Planning Commission on May 12, 2010. 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,
  - North County Area Plan
  - 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 1, 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave. (Assessor's Parcel Number(s): 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000, North County Area Plan. The

parcel is zoned HDR/20, which is zoned to accommodate high density residential development. Therefore, the project is an allowed land use for this site.

- c) The proposed project for the temporary use of existing housing units is an allowed use, in accordance with Section 21.10.030.M.
- d) The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the Use Permit Extension did not meet the criteria for LUAC review, and the project did not raise any new issues. The project was originally approved by the North County LUAC on February 19, 2004 (PLN030581).
- e) The application, plans and support materials submitted by the project applicant to the RMA – Planning Department for the proposed development can be found in Project Files PLN100148 and PLN030581.

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, North County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Necessary public facilities are available and will be provided.
  - c) The application, plans and support materials submitted by the project applicant to the RMA – Planning Department for the proposed development can be found in Project Files PLN100148 and PLN030581.

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) Preceding Findings and supporting Evidence.
  - b) The extended temporary use of housing for the displacement of families due to construction or code enforcement issues is for the greater good of the public interest and critical for improvement of general welfare.
  - c) The site has been operating with this use for the last five years. During that time nothing has happened that would constitute a danger to the public health and safety. The use will continue to operate under the same provisions as that which has been established.

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.

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) The temporary housing already exists and poses no adverse environmental impacts.  
b) Staff originally exempted the temporary housing uses under section 21159.21 of the California Environmental Quality Act (CEQA) guidelines for the exemption for qualified housing projects (PLN030581).  
c) The temporary use of existing and approved housing units that pose no adverse environmental impacts is exempt under section 15061.3 of the California Environmental Quality Act (CEQA) guidelines.  
d) See preceding and following findings and supporting evidence.

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

**EVIDENCE:** a) Chapter 21.80 of the Monterey County Zoning Ordinance, Title 21.

**DECISION**

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

- A. Exempt pursuant to section 15061.3 of the California Environmental Quality Act (CEQA) guidelines;
- B. Approve a Use Permit extension for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions, in general conformance with the attached site plan (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12th day of May, 2010 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_

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 \_\_\_\_\_

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

Project Name: Monterey County Redevelopment Agency  
 File No: PLN100148 APNs: 117-281-001-000-M  
 Approved by: Planning Commission Date: May 12, 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	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)
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Use Permit extension (PLN100148) for five-years to allow for the continued use of 19 mobile homes as temporary housing of displaced families due to reconstruction/repairs to existing homes and code enforcement actions. The property is located at 1. 2, 4, 6, 9, 11 through 22, and 24 Kent's Court and 71 Railroad Ave. (Assessor's Parcel Numbers: 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000), North County 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. <b>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</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)
2.		<p><b>PD002 - NOTICE-PERMIT APPROVAL</b>            The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Numbers 117-281-001-000, 117-281-002-000, 117-281-017-000, 117-281-019-000, 117-281-021-000, and 117-281-032-000 on May 12, 2010. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b></p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to commencement of use.</p>	
3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b>            If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant</p>	<p>On-going</p>	
4.		<p><b>PD032 - PERMIT TIME/YEAR &amp; DATE</b>            The permit shall be granted for a time period of 5 years, and at the end of this period the units authorized under this permit shall be removed from the property(ies), unless an additional discretionary permit to extend permitted uses for a greater time period are secured prior to the expiration of the 5-year period associated with PLN100148. <b>(RMA – Planning Department)</b></p>	<p>After 5-years, the units authorized under this permit shall be removed), unless an additional discretionary permit to extend permitted uses for a greater time period are secured prior to the expiration of the 5-year period associated with PLN100148.</p>	<p>Owner/Ap- plicant</p>	<p>As stated in the conditions of approval</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>
5.		<b>PD026 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	Owner/App-licant	On-going	
<b>Health Department Environmental Health Division</b>						
6.		<b>EH-55 – EMPLOYEE HOUSING</b> Remain in compliance with the Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, and Subchapter 3 Sections 600-940. (Environmental Health)	Remain in compliance with the previously obtained health permit of the Employee Housing from the Division of Environmental Health.	Owner/App-licant	On-going	
<b>Fire Agency (North County Fire Protection Agency)</b>						
7.		<b>FIRESP-001 - NORTH COUNTY FIRE DISTRICT CONDITIONS</b> 1. All modular dwellings must be protected with fire sprinklers. 2. Post and paint, in Spanish and English, “NO PARKING” along entire length of Kent’s Court, from Railroad Avenue to the approved parking space at the end of Kent’s Court. The posting and painting shall include the “Fire Department Turnaround” at space #9 and #10. 3. Provide the square footage of buildings previously torn down on Kent’s Court. This figure will offset fire mitigation fees charged on new structures. This figure will be necessary at the time of plan check of the new modular homes. 4. Protect the required fire hydrant, near the fire department turnaround at space #9 and 10, on both	Clear with Fire Protection District prior to continuation of temporary housing use.	Owner/App-licant	Prior to the commencement of use.	

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)
		sides with concrete filled bollards. The type of hydrant required will be "James Jones Model 3740" or equivalent. <b>(North County Fire District)</b>				
8.		<b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b> A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. <b>(North County Fire District)</b>	Clear with Fire Protection District prior to continuation of temporary housing use.	Owner/Applicant	Prior to the commencement of use.	
9.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable	Clear with Fire Protection District prior to continuation of temporary housing use.	Owner/Applicant	Prior to the commencement of use.	

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>NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (North County Fire District)</p>				
10.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on 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. (North County Fire District)</p>	<p>Clear with Fire Protection District prior to continuation of temporary housing use.</p>	<p>Owner/App-licant</p>	<p>Prior to the commencement of use.</p>	

END OF CONDITIONS

Exhibit C

PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 04056

A.P. # 117-281-001-000-M

In the matter of the application of  
**Redevelopment Agency (PLN030581)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at Kent's Court, northerly of Railroad Avenue, Pajaro area, North County Planning area, came on regularly for hearing before the Planning Commission on December 8, 2004.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** - The Project, as conditioned, is consistent with applicable plans and policies, including the General Plan, the North County Area Plan, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development. Specifically, the proposed demolition and construction complies with all applicable requirements of Section 21.10 of the Monterey County Zoning Ordinance.

**EVIDENCE:** (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency and conformity with the North County Area Plan and the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent, and conforms with, said Area Plan. The project is, to the extent applicable and required, consistent with the Monterey County Zoning Ordinance.

(b) The project planner conducted an on-site inspection to analyze the project for conformity with the plan and ordinance listed above.

(c) The proposed project for construction of temporary housing units is an allowed use, in accordance with Sections 21.10.050.S.

(d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030581.

2. **FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

**EVIDENCE:** (a) The project has been reviewed for suitability by Public Works, Water Resources Agency, Environmental Health, the Office of the Sheriff, Parks, the North County Fire Protection District, the Office of Housing and Redevelopment, the Transportation Agency of Monterey County, and the Planning and Building Inspection Department. Conditions recommended have been incorporated.

(b) Necessary public facilities are available and will be provided.

3. **FINDING: DENSITY BONUS** – The project qualifies for Density Bonus and other incentives as provided for by California Government Code.

**EVIDENCE:** (a) The project has been reviewed by the Planning and Building Inspection Department and the Office of Housing and Redevelopment in the design stage to determine qualifications for Density Bonus provisions as allowed under Sections 65915(g)(1), 65915(k)(1), and 65917 of the California Government Code. Staff has determined that the proposed project is 100% affordable to very low and low-income households and therefore qualifies for the Density Bonus.

(b) Density: The State Density Bonus allows for as many as 31 units at the Kent's Court site. 20 temporary units are proposed at the Kent's court site. The numbers of units proposed are within those allowed by State law.

(c) Setbacks: Due to the nature of the size of the lots and their orientation to the streets at the Kent's Court site, the mobile units cannot conform to required setbacks. However, under the State Density Bonus provisions, the reduced setbacks can be approved.

(d) Parking: A minimum of 40 parking spaces are required for the Kent's Court site based on zoning. Again, under State Density Bonus provisions, a reduction in the amount of parking or the type of parking can be approved.

(e) Agricultural Buffer: Zoning requires a minimum agricultural buffer of 200 feet between residential development and agricultural land. The proposed project would include a buffer area ranging from 30 to 100 feet wide. The State Density Bonus provisions allow for this reduction in the agricultural buffer requirements.

(f) Pilot Project: The Planning Commission is acting in recognition of the Monterey County Board of Supervisors' Order (as adopted on Oct. 28, 2003 and entered in Minute Book 71) which designates the Salinas Road Replacement Housing Project as a pilot project for the Affordable Housing Developer Incentive Program.

4. **FINDING: CEQA** – The project is statutorily exempt from the California Environmental Quality Act because it meets certain required criteria as an affordable housing project, and no unusual circumstances were found that would demonstrate that a significant environmental impact would occur from implementation of the project.

**EVIDENCE:** (a) No adverse environmental impacts were identified during review of the proposed project. Statutory requirements for review and identification of potential environmental issues, under §21159.21 of CEQA, as included in Division 13, Chapter 4.5, Article 6, of the Public Resources Code, have been met.

(b) Staff has determined that the applicable CEQA section for this project is the "Low Income Housing Exemption" (§21159.23, CEQA). Although the project does not meet all density, height, and setback (zoning) requirements in the "Criteria to Qualify for Housing Project Exemptions" (§21159.21, CEQA), the subject zoning requirements are inapplicable in this case due to the provisions of State law, which provides for a Density Bonus and other incentives pursuant to Sections 65915 and 65917 of the California Government Code. As shown in Evidentiary Section (a) under Finding No. 3 above, the project qualifies for these special exceptions. Therefore, the project does also qualify for the CEQA exemption cited.

(c) A traffic analysis (Higgins Associates, Nov. 1, 2004) has been conducted, which shows that current Level of Service is "A" and worst-case movement would be Level of

Service "B" at San Juan / Alison. The analysis concludes that the Kent's Court project does not have a significant impact at the San Juan Road / Alison Road intersection, where a one-peak hour trip increase would result from the placement of the temporary units.

(d) An Environmental Assessment and Finding of No Significant Impact (FONSI) has been produced for the project, containing project design revisions and specifications which would reduce any potential impacts to below a level of significance to include standard accepted geologic and archeological protection measures. These design revisions also include generally accepted standard hazardous waste remediation measures related to demolition of the existing structures and clean up of asbestos and lead paint used during construction of these structures.

(e) Development is largely contained in an already disturbed area of the property as described in the plans and specifications as referenced herein. Because of these circumstances staff review has concluded that no unusual circumstances related to the project or property that would cause significant environmental impacts.

5. **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 cost, if any, have been paid.

**EVIDENCE:** (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

6. **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) Preceding Findings and supporting Evidence.

(b) The County's action on this permit, in the greater good and for the public interest, is critical for improvement of the general welfare, insofar as this action will further prioritize and provide incentives for development of additional affordable housing in the County of Monterey, utilizing the Salinas Road Replacement Housing Project (the 'pilot project') as a model.

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


**EVIDENCE:** (a) Monterey County Zoning Ordinance Title 21, Chapter 21.80.

DECISION

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

**PASSED AND ADOPTED** this 8th day of December 2004, by the following vote:

AYES: Errea, Hawkins, Padilla, Vandevere, Diehl, Salazar, Rochester, Wilmot  
NOES: None  
ABSENT: Sanchez, Parsons  
ABSTAIN: None

  
\_\_\_\_\_  
JEFF MAIN, Secretary

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **DEC 22 2004**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JAN 1 2005**

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

NOTES

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

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

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

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



Condition Compliance  
& Mitigation Monitoring and/or Reporting Plan

Project Name: Kent's Court Use Permit

File No: PLN030581 APNs: 117-281-{001 through 006}-000,  
117-281-017-000, 117-281-018-000

Approval by: Planning Commission Date: 12/08/04

*\*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	Impact Addressed, 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)
1		<p><b>PBD029 - SPECIFIC USES ONLY</b>                      This Use permit (PLN030581) allows for the temporary placement of 20 mobile homes for temporary housing of displaced residents during reconstruction of existing housing units. The property is located at 9, 11, 12, and 14 Kent's Court and 73, 77, 85, and 87 Railroad Ave. (Assessor's Parcel Numbers 117-281-{001 through 006}-000, 117-281-017-000, and 117-281-018-000), Watsonville – Pajaro area. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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. <b>(Planning and Building Inspection)</b>	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	
3		<b>PBD027 - PERMIT TIME/YEAR &amp; DATE</b> The permit shall be granted for a time period of 5 years, and at the end of this period the units authorized under this permit shall be removed from the property(ies), unless additional discretionary permits to authorize maintenance of the units for a greater time period are secured prior to the expiration of the 5-year period associated with PLN030581. <b>(Planning and Building Inspection)</b>	None	Owner/ Applicant	As stated in the conditions of approval	
4		<b>PBD003 - BANNERS, FLAGS, PENNANTS</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. <b>(Planning and Building Inspection)</b>	There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Ongoing	
5		<b>PBD004 - DEBRIS REMOVAL</b> Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. <b>(Planning and Building Inspection)</b>	Proof of compliance shall be submitted to PBI prior to issuance of building permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

Permit/Cond. Number	Mitig. Number	Impact Addressed, 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)
6		<b>OTHER CONDITIONS - DEMOLITION</b> All demolition activities at the site shall be undertaken according to OSHA standards and other federal regulations to protect workers from asbestos and lead-based paint, if found within buildings to be demolished, and to properly abate and dispose of such materials found at the site, in accordance with recommendations from EnviroScience, Inc., or other professional entity qualified for analysis of abatement. (Planning and Building Inspection Department)	Submit memorandum from EnviroScience, Inc., or from other professional entity qualified for analysis of abatement, certifying that any hazardous materials encountered have been abated and disposed of in accordance with recommendations.	Applicant/Owner	Prior to final inspection and continuously thereafter	
7		<b>PBD006 - DEED RESTRICTION</b> Prior to the issuance of a building permit, the applicant shall record a deed restriction against all Assessors' Parcel Numbers for the project, stating the affordability regulations applicable to the project. The Deed Restriction shall ensure that the units will remain 100% affordable for low and very low-income households for the life of the project. (Planning and Building Inspection and Redevelopment Agency)	Submittal of approved and Recorded Deed Restriction to PBI.	Owner/Applicant	Prior to Issuance of Grading and Building Permits	
8		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice against the primary Assessor's Parcel Number for the project, which states: "A permit (PLN030581) was approved by the Planning Commission for Assessor's Parcel Number 117-281-001-000 on 12/08/04. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection 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. (Planning and Building Inspection)	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.	
9		<b>PUBLIC SAFETY AND SECURITY</b> 1. Install residential alarm system. 2. Address numbers shall be illuminated during the hours of darkness and positioned so as to be readily readable from the street. They should be clearly mounted on a high contrast background. 3. Residential addressing should be a minimum height of 4 inches	To comply, the applicant's plans must represent or display the 25 items shown at left. For questions, dial (831) 622-7861 or dial (831) 755-3700 and ask for the Station Commander or the designee to tell them you are requesting assistance of the	Applicant/Owner	Prior to Issuance and Prior to Occupancy	

Permit Cond. Number	Mitig. Number	Impact Addressed 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>and painted on the driveway or curbing in front of the home.</p> <ol style="list-style-type: none"> <li>4. All exterior doors shall have metal or solid, 1 &amp; 3/4" hardwood with installed peephole or wide-angle viewer in all entry doors.</li> <li>5. Sliding glass doors shall be secured with an anti-slide lock.</li> <li>6. Security for doors with glass: If an exterior, door has a glass window or if there is glass within 40" of the lock, security screening shall be installed with window guards or burglary rated glazing. Non-removable screws shall be used to securely mount screens, bars, or window guards.</li> <li>7. The strike plates shall be well secured with at least three-inch brass wood screws. Sliding glass doors shall have #8 or #10 sheet metal screws inserted into the top of the doorframe at both ends and the middle to prevent the door from being lifted out. These screws should be adjusted so that the door barely clears these screws when opening. Finally, a key operated inside lock shall be installed. These doors shall have double sliding door locks. The supplemental lock shall be installed at the top or bottom, made out of steel, and inserted in the sliding door at a slightly downward angle.</li> <li>8. Adequate security hardware, e.g. dead bolt locks, shall be used.</li> <li>9. The locks shall be so constructed that both the dead bolt and the deadlocking latch can be retracted by a single action of the inside / door knob / lever / turn piece.</li> <li>10. Louvered windows shall not be used as they pose a significant security problem.</li> <li>11. Windows accessible from the side and rear and not viewable from the street should consist of rated burglary resistant glazing or its equivalent. The type of glazing recommended is the lock wrap that attaches to the frame.</li> <li>12. Sliding windows shall be secured by the same methods as sliding doors mentioned above.</li> <li>13. Crank type casement windows shall have a built in key lock.</li> <li>14. Monument signs and addresses shall be well lighted during darkness. The project plans need to show a small address sign with lighting that clearly indicates the location of this residence.</li> <li>15. Proposed lighting shall be adequate for current safety concerns.</li> </ol>	<p>Community Services Representative with the Sheriff's Office Safety and Security Guidelines.</p>			

Permit Cond Number	Mitig. Number	Impact Addressed, 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>16. Lighting of parking lots and associated carports, driveways, circulation areas, passageways, recesses, and grounds contiguous to buildings shall be provided with low pressure sodium lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Lighting plans must be included.</p> <p>17. Yards and ground floor areas accessible to windows shall be lighted.</p> <p>18. Using yard or lamppost type lighting, applicant shall eliminate blind spots.</p> <p>19. All exterior doors shall have their own light source that shall adequately illuminate door areas at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.</p> <p>20. Landscaping shall be of the type and situated in locations to maximize external observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows. Keep doorways, windows, and porches clear when planting bushes and flowers. Plant thorny bushes and shrubs near windows and along fences. Keep walks and driveways clear of plants that can conceal persons.</p> <p>21. Doors and windows shall not be concealed from view.</p> <p>22. Plants shall not obstruct parking lot visibility.</p> <p>23. Emergency notification shall be filed with the Sheriff's Office.</p> <p>24. Key coding shall be provided for public safety access to security gates (only if key coding is used in the project).</p> <p>25. Caretaker information shall be provided (only if applicable).</p> <p>(Office of the Sheriff – Community Services Unit)</p>				

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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>
10		<b>EH6 - WATER SERVICE CAN/WILL SERVE</b> Provide to the Division of Environmental Health written certification, and any necessary certification from State agencies that Pajaro / Sunny Mesa can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)	Submit written certification to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing a final map and/or issuance of a building permit	
11		<b>EH24 - SEWER SERVICE CAN/WILL SERVE</b> Provide certification to the Division of Environmental Health that Pajaro / Sunny Mesa can and will provide sewer service for the proposed property/project. (Environmental Health)	Submit certification to Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of a building permit.	
12		<b>EH55- EMPLOYEE HOUSING</b> <i>Comply with Employee Housing Regulations found in the California Health and Safety Code Section 17000-17062.5 and the California Code of Regulations Title 25, Division 1, Chapter 1, and Subchapter 3 Sections 600-940. (Environmental Health)</i>	Obtain a health permit for the Employee Housing from the Division of Environmental Health.	CA Licensed Engineer /Owner/ Applicant	Prior to occupancy/ Continuous Cond.	
13		<b>STORMWATER CONTROL</b> The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include oil-grease water separators for paved parking areas. Stormwater runoff from impervious surfaces shall be routed to the existing 36" storm drainpipe below Railroad Avenue. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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>
14		<b>ZONE A1-A30 ELEVATION REQUIREMENTS</b> The lowest floor and attendant utilities, for each structure, shall be constructed at least <u>27.8</u> feet above mean sea level (NGVD 1929). The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the flood proofing and certification of the lowest floor elevation. (Water Resources Agency)	Submit a letter to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
15		<b>STEMWALL INSPECTION</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure completed by a registered civil engineer or licensed surveyor certifying the lowest floor elevation, venting, external grades and internal grades for each structure are compliant with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate, based on building under construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to the stem wall inspection	WRA
16		<b>ELEVATION CERTIFICATE</b> The applicant shall provide the Water Resources Agency a FEMA Elevation Certificate for each structure, based on finished construction, completed by a registered civil engineer or licensed surveyor certifying the structure has been constructed in accordance with Chapter 16.16 of the Monterey County Code. (Water Resources Agency)	Submit a completed FEMA Elevation Certificate for each structure, based on finished construction, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
17		<b>FOUNDATION PLAN – ENCLOSURES/GRADE ELEVATIONS</b> All fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area shall be provided. The bottom of all openings shall be no higher than one foot above grade. The applicant shall provide the Water Resources Agency a foundation plan, for each structure, prepared by a registered civil engineer showing the internal and external grade elevation, as well as, the location and dimensions of all vents.	Submit a foundation plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA

<i>Permit Code Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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>
		(Water Resources Agency)				
18		<b>FLOODPLAIN RECORDATION</b> The owner shall provide the Water Resources Agency a recorded Floodplain Notice, for each parcel, stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
19		<b>MOBILE HOME ANCHORING</b> The applicant shall provide the Water Resources Agency an anchoring plan prepared by a registered civil engineer. In accordance with Chapter 16.16 of the Monterey County Code, each structure shall be designed to resist flotation, collapse, and lateral movement. (Water Resources Agency)	Submit an anchoring plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	WRA
20		<b>ANCHORING CERTIFICATION</b> The applicant shall provide the Water Resources Agency certification from a registered civil engineer that each structure is resistant to flotation, collapse, and lateral movement. (Water Resources Agency)	Submit a letter, prepared by a registered civil engineer, to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to final inspection	WRA
21		<b>WR40 - WATER CONSERVATION MEASURES</b> The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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>
		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)				
22		<p><b>NORTH COUNTY FIRE DISTRICT CONDITIONS</b></p> <ol style="list-style-type: none"> <li>1. All modular dwellings must be protected with fire sprinklers.</li> <li>2. Post and paint, in Spanish and English, "NO PARKING" along entire length of Kent's Court, from Railroad Avenue to the approved parking space at the end of Kent's Court. The posting and painting shall include the "Fire Department Turnaround" at space #9 and #10.</li> <li>3. Provide the square footage of buildings previously torn down on Kent's Court. This figure will offset fire mitigation fees charged on new structures. This figure will be necessary at the time of plan check of the new modular homes.</li> <li>4. Protect the required fire hydrant, near the fire department turnaround at space #9 and 10, on both sides with concrete filled bollards. The type of hydrant required will be "James Jones Model 3740" or equivalent.</li> </ol> <p>(North County Fire District)</p>	Clear with Fire Protection District prior to building permit issuance and prior to final unless otherwise indicated by condition language.	Applicant/ Owner	Prior to issuance of building permits and prior to final inspection	

Permit Cond. Number	Mitig. Number	Impact Addressed 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)
23		<p><b>FIRE015 - FIRE HYDRANTS/FIRE VALVES</b>  <i>A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4-inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post, or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: North County Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection.</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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)
24		<p><b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b>  <i>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: <u>North County</u> <u>Fire District.</u></i></p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p><i>Applicant shall schedule fire dept. rough sprinkler inspection</i></p> <p><i>Applicant shall schedule fire dept. final sprinkler inspection</i></p>	<p><i>Applicant or owner</i></p> <p><i>Applicant or owner</i></p> <p><i>Applicant or owner</i></p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	

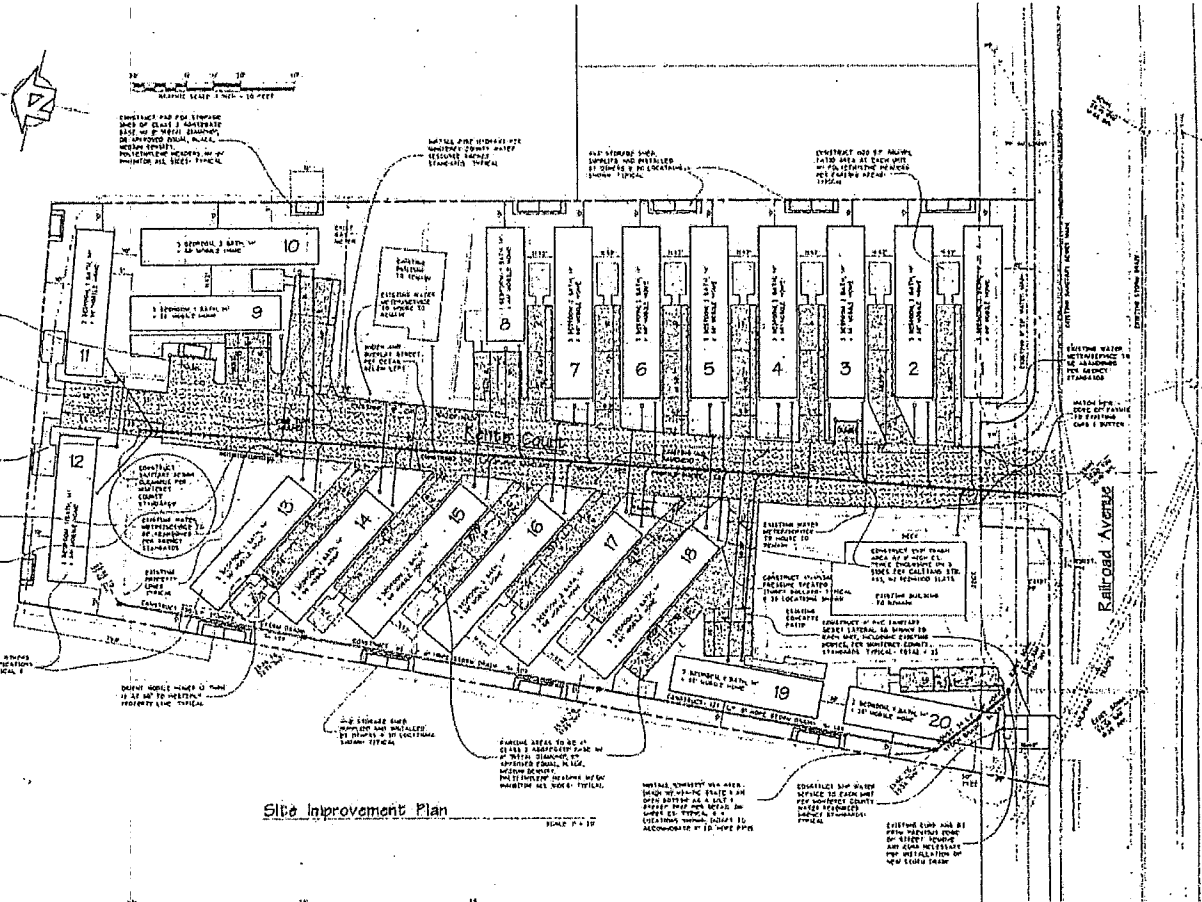
# PLAN 03/581 - SITE PLAN

### Schedule

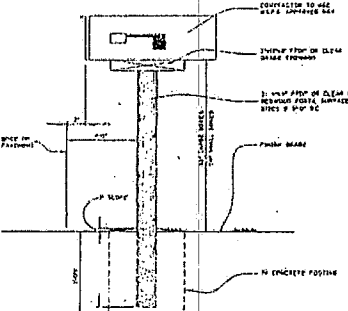
<b>PARKING</b>	
STANDARD SPACES	10
TOTAL PARKING	10
<b>MOBILE HOME UNITS</b>	
1 BEDROOM, 14'x44'	1
1 BEDROOM, 14'x36'	7
3 BEDROOM, 14'x36'	12
TOTAL DWELLING UNITS	20

### Legend

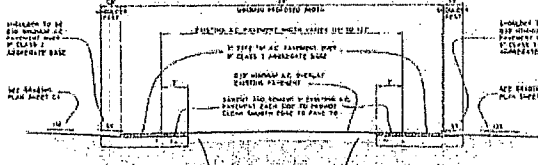
PROPOSED ASPHALTIC CONCRETE PAVING	
AGGREGATE BASE, PARKING AREAS	
PEA GRAVEL PATIO AND PLAYGROUND	



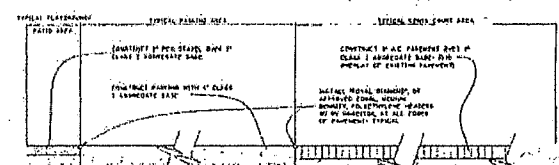
**Site Improvement Plan**  
SCALE 1/8" = 1'-0"



**Typical Mailbox Standard**  
SCALE 1/8" = 1'-0"



**Typical Street Section**  
SCALE 1/8" = 1'-0"



**Typical Pavement Edge Detail**  
SCALE 1/8" = 1'-0"

**Plan Check Only**

APPROVED FOR PLAN CHECK ONLY

DATE: 03/15/81

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN

PROJECT: KENTS COURT TEMPORARY HOUSING

LOCATION: [Address]

OWNER: [Name]

DESIGNER: [Name]

CITY: [City]

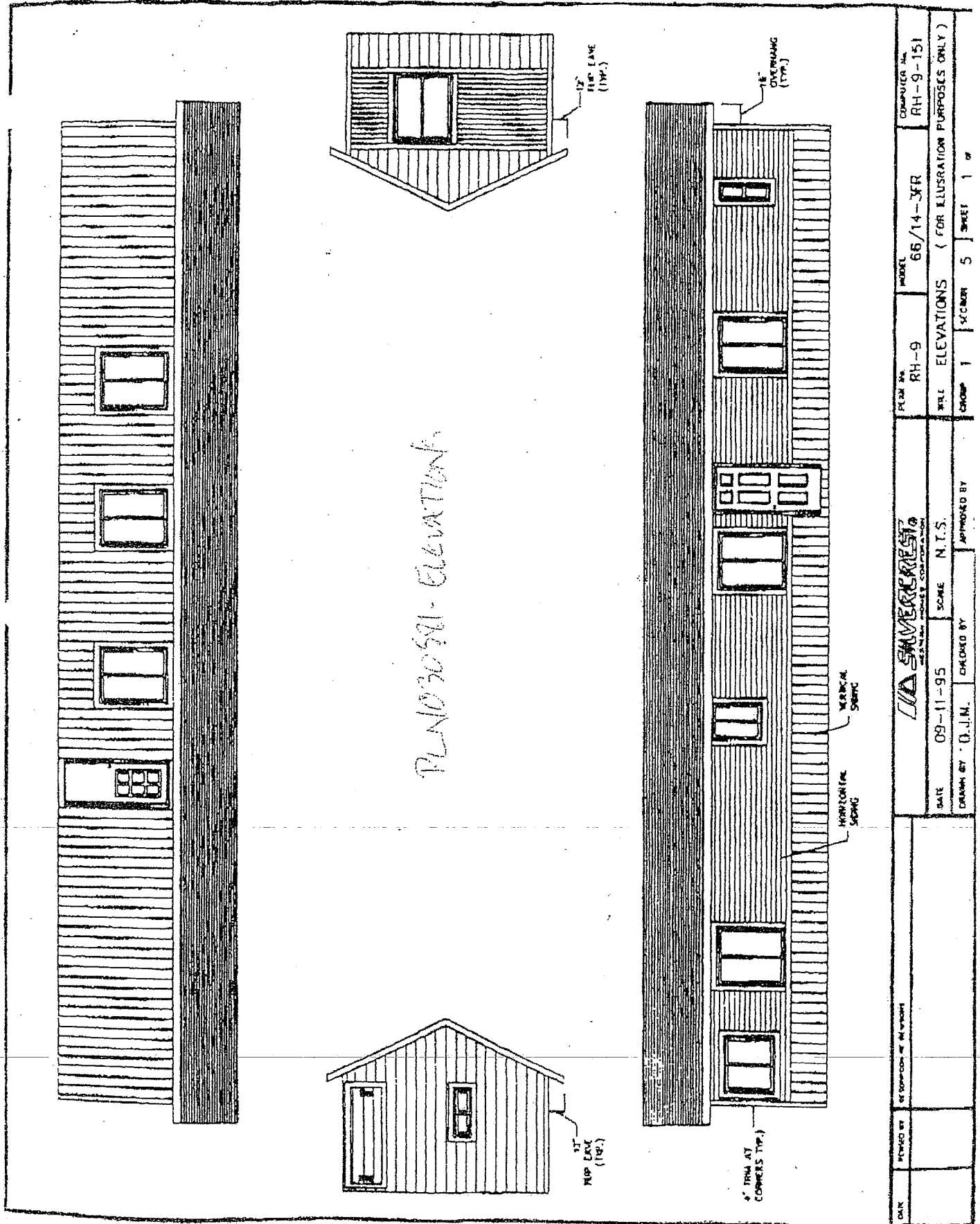
COUNTY: [County]

STATE: [State]

C3

1/6 SHEET

10-0413



PLAN 030981 - ELEVATIONS

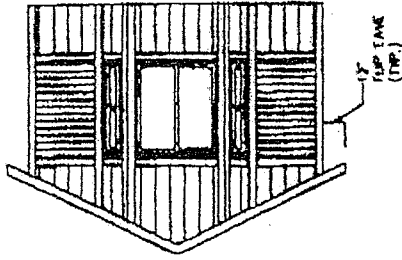
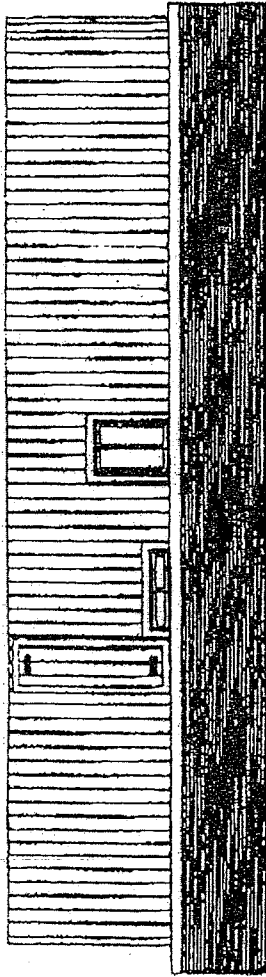
12" HIP LANE (TYP.)

18" OVERHANG (TYP.)

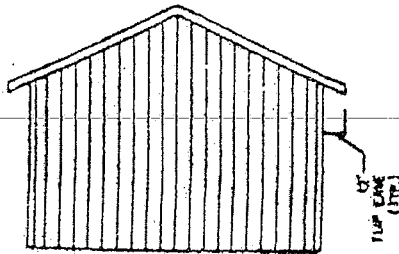
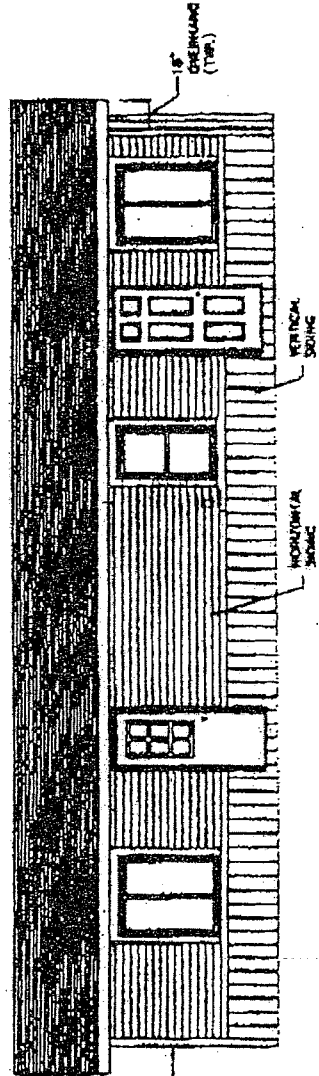
12" HIP LANE (TYP.)

4" TRIM AT CORNERS (TYP.)

HORIZONTAL SIDING  
VERTICAL SIDING

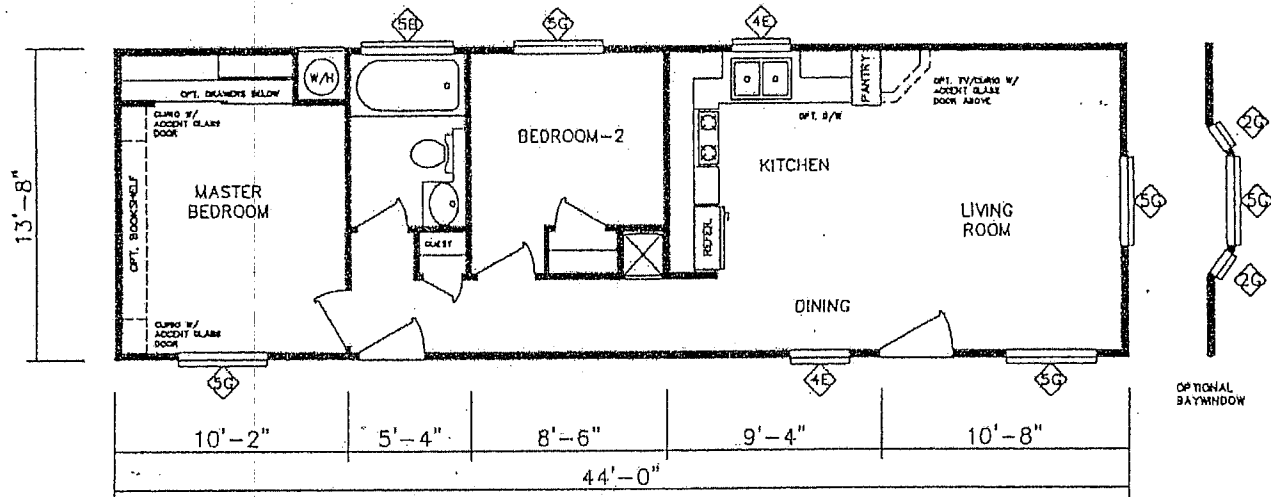


PLAN/SECTION ELEVATIONS



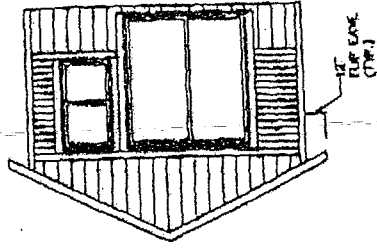
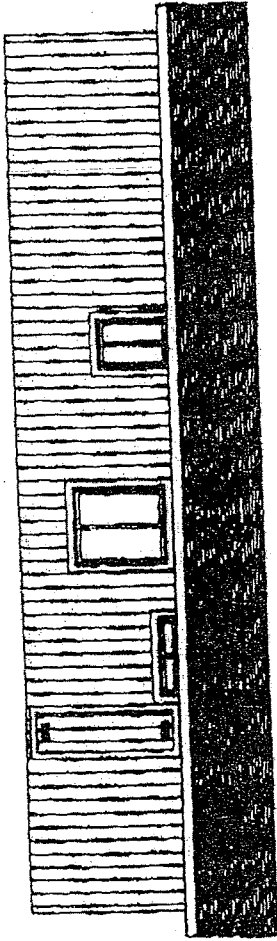
DATE	2-3-99	SCALE	N.T.S.	DESIGNED BY	O.J.M.	CHECKED BY	APPROVED BY	PLANS NO.	RH-8	MODEL	44/14-1BR	COMPANY NO.	RH-8-151
SILVERCREST HOME CENTER 15306688074													
								ELEVATIONS (FOR ILLUSTRATION PURPOSES ONLY)					
								GROUP	1	SECTION	5	SHEET	1 of 1

RN030581- ELEVATIONS  
6 FLOOR PLAN

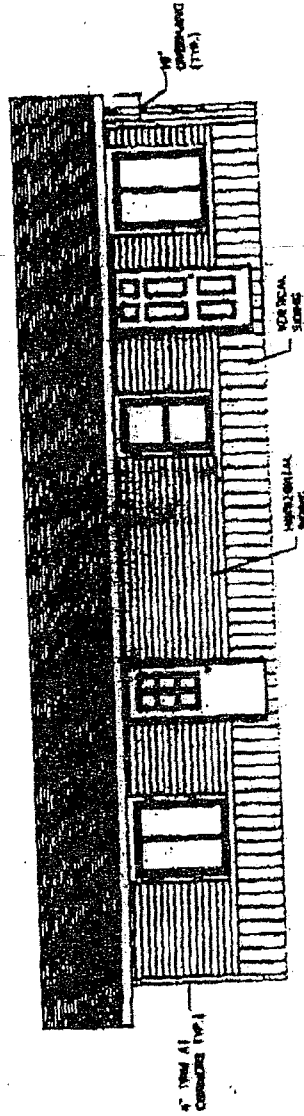
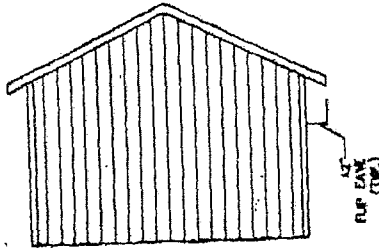


594 SQ. FT.

DATE	REVISED BY	DESCRIPTION OF REVISIONS	SILVERCREST WESTERN HOMES CORPORATION		PLAN No.	MODEL	COMPUTER No.	
8-13-92 4-13-94	DEL DEL	REVISED PER DOW UPDATED	DATE	03-20-92	SCALE	1/4" = 1'-0"	TITLE	SALES FLOOR PLAN
			DRAWN BY	DEL	CHECKED BY	APPROVED BY	GROUP	1
							SECTION	3
							SHEET	1 of



RESIDENTIAL ELEVATIONS  
PLAN 02/05/81 ELEVATIONS  
SNOWBOND 18500000



DATE	08-24-95	SCALE	N.T.S.	APPROVED BY	
DRAWN BY	D.J.M.	CHECKED BY			
PROJECT NO.	44/14-2FR	SHEET	5	SECTION	1 OF 1
PLAN NO.	RH-7	CONTRACT NO.	RH-7-151	FOR ILLUSTRATION PURPOSES ONLY	
<b>SILVERCREST</b>					



# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

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REDEVELOPMENT AND HOUSING OFFICE, Jim Cook, Director

168 W. Alisal St., 3<sup>rd</sup> Floor  
Salinas, CA 93901

(831) 755-5390  
FAX (831) 755-5398

### MEMORANDUM

Date: March 24, 2010

To: Dan Lister, Planning

From: Jane Royer Barr, Housing Program Manager

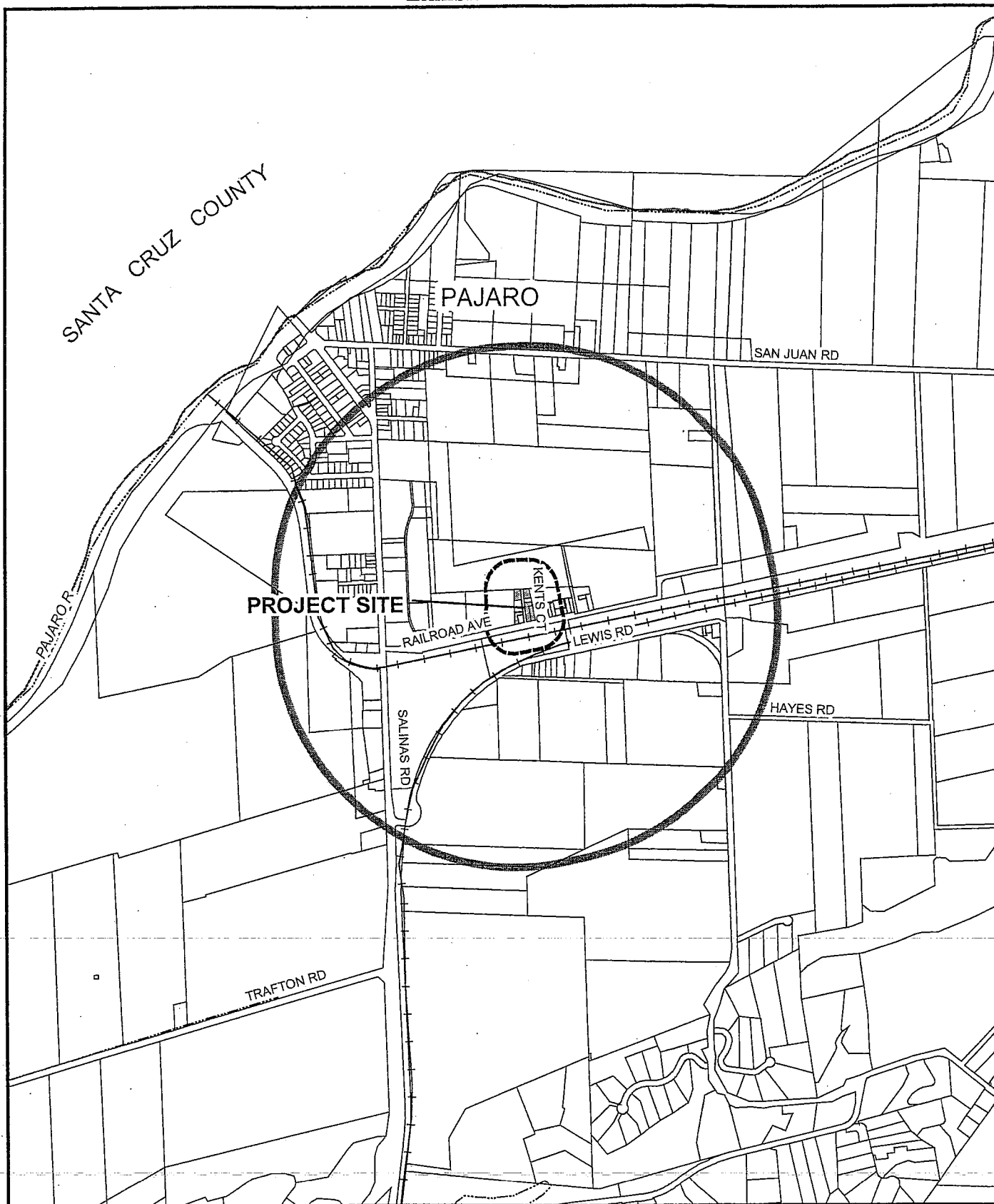
Re: Request to extend Temporary Use Permit for Kent's Court, Pajaro






The Redevelopment Agency (RDA) is the owner of Kent's Court, a 19 unit affordable housing project located on Railroad Avenue in Pajaro (APN:117-281-001, 002, 003, 005, 006, and 017). The project is used for relocation and temporary housing. In conjunction with and in support of the development of an affordable housing project on Salinas Road by South County Housing (SCH), the RDA acquired several parcels of land to serve as a site for relocation for displaced households.

In December 2004, a Use Permit was issued by the County for the temporary placement of 20 mobile homes for temporary housing of displaced residents during the construction of the SCH project. Subsequently, in March 2005, the RDA leased the land to South County Housing. Deed restrictions (Agreement Containing Covenants Affecting Housing) dated March 15, 2010 were recorded on the property. SCH developed the site with 19 mobilehomes which were first occupied in June 2005. During the last four and a half years, the units have continued to be used for relocation and temporary housing.

The RDA is requesting an extension to the Use Permit for an additional five year period. During the last year, the County has recognized the need for stepped-up code enforcement as well as temporary relocation housing as a result of those efforts. In September of 2009, the County was awarded a grant in the amount of \$1,600,000 through the State of California's Homeless Prevention and Rapid Re-Housing Program (HPRP). The HPRP grant provides funding for temporary housing and other services and may be used in conjunction with the Kent's Court site.

The RDA's request for the extension of the Use Permit is based upon the continuing need for temporary housing per the direction of the Board of Supervisors in regard to code enforcement. No changes to the previously approved Use Permit are requested with this extension.



<b>APPLICANT: REDEVELOP. AGENCY OF MONTEREY CO</b>			
<b>APN: 117-281-001-000M</b>	<b>FILE # PLN030581</b>		
 300' Limit	 2500' Limit	 City Limits	