

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> December 8, 2010	<b>Time:</b> 9:00 AM	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Use Permit (no-fee per Section 21.54.090.1) and Design Approval for the demolition of an existing 360 square foot one-car detached garage and 80 square foot shed, and construction of a 441 square foot two-car detached garage. Materials to consist of wood siding, banana cream paint (to match existing single family dwelling), and Timberline-type asphalt shingles. The property is located at 31 Second Street, Spreckels (Assessor's Parcel Number 177-033-015-000), Greater Salinas Area Plan.		
<b>Project Location:</b> 31 Second St., Spreckels		<b>APN:</b> 177-033-015-000
<b>Planning File Number:</b> PLN100305		<b>Owner:</b> Pablo & Antonia Mendoza
<b>Planning Area:</b> Greater Salinas Area Plan		<b>Flagged and staked:</b> N/A
<b>Zoning Designation:</b> : "HDR/5.1-HR-D" [High-Density Residential, 5 units per acre, Historic Resource District with Design Control overlay]		
<b>CEQA Action:</b> Exempt per 15303(e)		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

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

- 1) Categorically exempt this project per section 15303(e) of the CEQA guidelines;
- 2) Approve the Use Permit (no-fee per Section 21.54.090.1) and Design Approval, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

The .14 acre lot is located in the town of Spreckels, which is zoned "Historic Resource," or "HR". Monterey County Code Section 21.54.080 states that development within an HR district requires a Use Permit, providing "no alteration may be allowed on any area in an HR district without the approval of a Use Permit". The Use Permit is not subject to fees, pursuant to Monterey County Code 21.54.100. The applicants are proposing to remove a 360 square foot one-car detached garage and 80 square foot shed, to be replaced, at the same location with a 441 square foot two-car detached garage. The existing garage is of no apparent historic value, while the shed is a contemporary aluminum-style variety. The existing garage structure is in a state of disrepair, and has undergone numerous exterior modifications.

The project application was referred to the Historic Resource Review Board (HRRB) and the Spreckels Neighborhood Design Committee for recommendation to the Planning Commission, pursuant to Monterey County Code Section 21.54.040.A. Both gave their unanimous approval.

The project meets all the requirements of the Monterey County General Plan, the Greater Salinas Area Plan, the Greater Salinas Area Plan Inventory and Analysis and Monterey County code Title 21 and will not have a significant impact on any historical resource.

Staff recommends approval of the Use Permit and Design Approval.

**OTHER AGENCY INVOLVEMENT:**

The following agencies and departments reviewed this project:

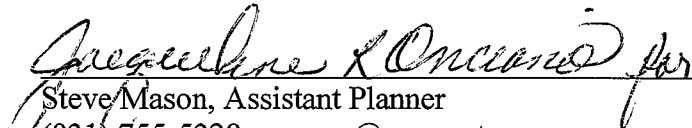
- ✓ Monterey County Regional Fire District
- Monterey County Parks Department
- Monterey County Public Works Department

Agencies that submitted comments are noted with a check mark. Conditions recommended by the Monterey County Regional Fire District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit C(1) to the draft resolution (**Exhibit C**).

The project was referred to the Monterey County Historic Resources Review Board on November 4, 2010. The Board approved the project unanimously (7-0 vote).

The project was referred to the Spreckels Neighborhood Design Review Committee for their review on November 17, 2010. The Committee approved the project unanimously (5-0 vote).

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

  
Steve Mason, Assistant Planner  
(831) 755-5228, masons@co.monterey.ca.us  
December 2, 2010

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire District; Jacqueline R. Onciano, Planning Services Manager; Steve Mason, Project Planner; Carol Allen, Senior Secretary; Pablo & Antonia Mendoza Owners; Planning File PLN100305

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Project Discussion  
                  Exhibit C      Draft Resolution, including:  
                                    1. Conditions of Approval  
                                    2. Site Plan, Floor Plan and Elevations, photos of structures  
  proposed for removal

This report was reviewed by Jacqueline R. Onciano, Planning Services Manager

# EXHIBIT A

## Project Information for: Mendoza PLN100305

<b>Project Title:</b>	Pablo & Antonia Mendoza	<b>Primary APN:</b>	177-033-015
<b>Location:</b>	31 Second St., Spreckels	<b>Coastal Zone:</b>	No
<b>Applicable Plan:</b>	Greater Salinas Area Plan	<b>Zoning:</b>	HDR/5.1-HR-D
<b>Permit Type:</b>	Use Permit and Design Approval	<b>Plan Designation:</b>	High-Density Residential
<b>Environmental Status:</b>	CEQA Exempt - 15303(e)	<b>Final Action Deadline:</b>	December 8, 2010
<b>Advisory Committee:</b>	Spreckels Neighborhood Design Review Committee		

### Project Site Data:

<b>Lot Size:</b>	.14 acres	<b>Coverage Allowed:</b>	35%
<b>Existing Structures (sf):</b>	1,360 SF	<b>Coverage Proposed:</b>	24%
<b>Proposed Structures (sf):</b>	441 SF	<b>Height Allowed:</b>	15'
<b>Total Square Feet:</b>	1,441 SF	<b>Height Proposed:</b>	15'
		<b>FAR Allowed:</b>	N/A
		<b>FAR Proposed:</b>	N/A

### Resource Zones and Reports:

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

### Other Information:

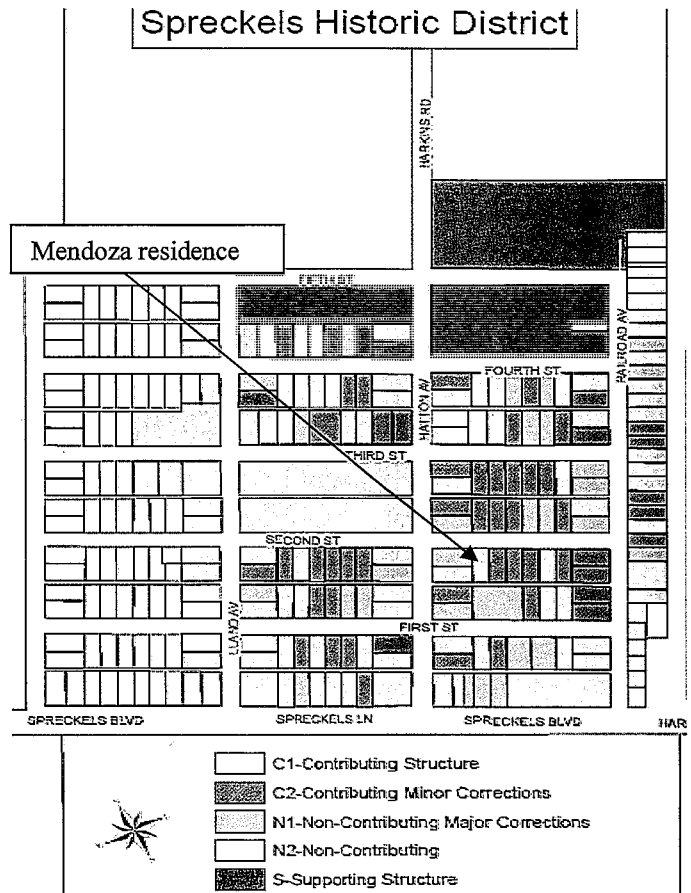
<b>Water Source:</b>	Public	<b>Sewage Disposal (method):</b>	Mutual system
<b>Water District/Company:</b>	Spreckels Public Water System	<b>Sewer District Name:</b>	Spreckels Public Sewage System
<b>Fire District:</b>	Monterey County Regional Fire District	<b>Grading (cubic yds):</b>	N/A
<b>Tree Removal (Count/Type):</b>	N/A		

## EXHIBIT B PROJECT DISCUSSION

The Mendoza residence is located at 31 Second St, Spreckels. The property is a .14 acre residential lot with an existing 920 square foot single family dwelling. The property owners propose the demolition of an existing 360 square foot one-car detached garage and 80 square foot shed, and construction of a 441 square foot two-car detached garage. The zoning of the property is HDR/5.1-HR-D: High Density Residential 5.1 acre minimum, Historical Resources Zoning with a Design Approval overlay.

### Historical Designation

The county has produced a "Significance Map" with a detailed survey map of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The Mendoza residence is listed as contributing structure, C-1 designation. Contributing structures refer to structures that were built by the Spreckels Sugar Company for worker housing between 1897 through 1957. Contributing structures must maintain their original historical characteristics, such as style, materials and details due to the structures historic architectural qualities and are defined as qualified historic buildings under California State Law and are subject to provisions of the State Historic Building Code. Guidelines for development within the town of Spreckels were adopted by the Board of Supervisors in 1991. Development within the town of Spreckels must be reviewed by the HRRB (Historic Resources Board) and the Spreckels Neighborhood Design Review Committee (SNRDC) for recommendation to the Planning Commission.



### The Mendoza Project Development Standards

The site contains a 920 square foot single family dwelling a 360 square-foot one-car garage and an 80-square foot aluminum garden shed. The proposed new garage will be located over the site of the existing garage and shed. The garage will be placed to the rear of the residence, not clearly visible from Second Street, and will bring the site coverage to 24% (35% maximum allowed).

**View of the Mendoza residence from Second Street.**



### ***Spreckels Design Guidelines***

Staff has analyzed the project's consistency with the Spreckels Design Guidelines. According to these Guidelines, the location of all additions in the town of Spreckels must be placed to the rear or side of the existing structure (The Spreckels Design Guidelines, P.1.5). The Mendoza garage will be situated to the rear of the property, behind the main dwelling. The guidelines also require all additions to complement the existing structure in style, form and materials (P1.1) Further, windows and doors should be proportioned similar to those of adjacent structures (P1.7). The existing garage and shed are of no apparent historic value. The existing garage structure is in a state of disrepair, and has undergone numerous exterior modifications. The design of the proposed new garage will in fact more closely adhere to the structural design (and color) of the single family dwelling than the existing garage. No historical resources on the site will be compromised by construction of the detached garage.

The "HR" historical designation requires referral to the Historical Resources Board and the Spreckels Neighborhood Design Review Committee for review and recommendation to the Planning Commission. (Monterey County Code Section 21.54.40 and Spreckels Design Guidelines)

### **Spreckels Neighborhood Design Review Committee**

At a publicly noticed hearing held November 17, 2010, the project was heard by the Spreckels Neighborhood Design Review Committee. The Committee approved the project unanimously (5-0 vote).

### **HRRB (Historical Resource Board) review**

The project was referred to the Historical Resources Review Board and was heard at their November 4, 2010 meeting. The Board approved the project unanimously (7-0 vote).

Staff has reviewed the regulations for development in the town of Spreckels, Greater Salinas Area Plan policies and the Monterey County General Plan and found the proposed garage to be compatible and consistent with each. In addition, the project was approved unanimously by both the HRRB and the Spreckels Neighborhood Design Committee. Staff therefore recommends that the Planning Commission approve the no-fee Use Permit and Design Approval to allow the construction of the garage based on the findings and evidence set forth in Exhibit C.

**EXHIBIT C**  
**DRAFT RESOLUTION**

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Pablo & Antonia Mendoza (PLN100305)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Categorically exempt this project per section 15303(e) of the CEQA guidelines.
- 2) Approving Use Permit (no-fee per Section 21.54.090.1) and Design Approval for the demolition of an existing 360 square foot one-car garage and 80 square foot shed, and the construction of a 441 square foot two-car detached garage. Materials to consist of wood siding, banana cream paint (to match existing single family dwelling), and Timberline-type asphalt shingles.

(PLN100305 Pablo & Antonia Mendoza, 31 Second Street, Spreckels, Greater Salinas Area Plan (APN: 177-033-015-000))

**The Mendoza application (PLN100305) came on for public hearing before the Monterey County Planning Commission on December 8, 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:
  - Monterey County General Plan
  - Greater Salinas Area Plan
  - Spreckels Design Guidelines
  - Monterey County Non-Coastal 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 31 Second St., (Assessor's Parcel Number APN 177-033-015-000, Greater Salinas Area Plan. The parcel is zoned "HDR/5.1-HR-D" or High-Density Residential, 5 units per acre,

- Historic Resource District with Design Control overlay, which allows the construction of non-habitable accessory structures according to Monterey County Non-Coastal Zoning Ordinance, Section 21.10.030.I
- c) The proposed Use Permit (no-fee per Section 21.54.090.1) and Design Approval for the demolition of an existing 360 square foot garage and 80 square foot shed, and the construction of a 441 square foot detached garage. Materials to consist of wood siding, banana cream paint (to match existing single family dwelling), and Timberline-type asphalt shingles.
  - d) The project planner conducted a site inspection on July 9, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
  - e) The County has produced a "Significance Map" with a detailed survey map of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The Mendoza residence is listed as a contributing structure or C-1 designation. Contributing structures refer to structure that were built by the Spreckels Sugar Company for worker housing between 1897 through 1957. Contributing structures must maintain their original historical characteristics, such as style, materials and details due to the structures historic architectural qualities and are defined as qualified historic buildings under California State Law and are subject to provisions of the State Historic Building Code.
  - f) The project was referred to the Monterey County Historic Resources Review Board (HRRB) for review. Based on County zoning ordinance 21.54.040, and Spreckels Design Guidelines, this application warranted referral to the HRRB because the project is located within a "Historic Resources" (HR) District which necessitates HRRB review prior to public hearing.
  - g) The Spreckels Neighborhood Design Review Committee's role is to advise the Planning Commission on design matters. At a publicly noticed hearing held November 17, 2010, the project was heard by the Spreckels Neighborhood Design Review Committee. The Committee approved the project unanimously (5-0 vote).
  - h) Pursuant to Monterey County Zoning Code, 21.54.040.A, a copy of all application materials shall be transmitted to the Secretary of Historic Resources Review Board requesting the review and recommendation of the Historic Resources Review Board. The project was referred to the Historical Resources Review Board and was heard at the November 4, 2010 meeting. The HRRB unanimously approved the proposed project on a vote of 7 to 0.
  - i) 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 PLN100305.

**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, Monterey County Parks Department, Monterey County Public Works Department



and Monterey County Regional Fire District. 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 July 9, 2010 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 PLN100305

**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 the RMA - Planning Department, Monterey County Parks Department, Monterey County Public Works Department and Monterey County Regional Fire District. 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
  - b) The on-site inspection by the project planner on July 9, 2010 to verify that the proposed project complies with the Greater Salinas Area Plan.
  - c) Materials in Planning File Number PLN100305

**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 July 9, 2010 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100305.

**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 15303 (e) categorically exempts the construction of small accessory

structures.

- b) The project is a 441 square foot detached two-car garage located in a Historic Resource district. The county has produced a "Significance Map" with a detailed survey map of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The project site is listed as a contributing structure, C-1 designation. Contributing structures refer to structure that were built by the Spreckels Sugar Company for worker housing between 1897 through 1957 and must maintain their original historical characteristics.
- c) The proposed garage will be cited in the same location as the existing 360 square foot one-car garage. The shed will be relocated on the property, due its historical significance to the same location as the existing garage.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on Inspection July 9, 2010.
- e) See preceding and following findings and supporting evidence.

**6. FINDING: HISTORICAL RESOURCE (CONSISTENCY)** – The proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical Districts) and will neither adversely affect the significant architectural features of the designated resource nor adversely affect the character of historical, architectural, or aesthetic interest or value of the designated resource and its site.

**EVIDENCE**

- a) The project, as proposed, is consistent with the regulations set forth in Section 21.54.080 of Title 21 for regulations for development in an "HR" district.
- b) The project, as proposed, is consistent with the design criteria found in the Spreckels Design Guidelines and is consistent with the architectural features found within the town of Spreckels. Siding and trim will match the existing single family dwelling on the parcel. Attention was given to the garage addition, size and placement to ensure the new garage would the existing structures and consistency with the surrounding neighborhood.
- c) The project was referred to the Historical Resources Review Board and was heard at the November 4, 2010 meeting. The HRRB approved the proposed project on a vote of 7 to 0.
- d) At a publicly noticed hearing held November 17, 2010, the project was heard by the Spreckels Neighborhood Design Committee. The Committee approved the proposed project on a vote of 5 to 0.
- e) The county has produced a "Significance Map" with a detailed survey of every structure in the town of Spreckels along with their contribution to the historic town of Spreckels. The project site is listed as a contributing structure. Contributing structures refer to structure that were built by the Spreckels Sugar Company for worker housing between 1897 through 1957 and must maintain their original historical characteristics. These properties add to the historical architectural qualities, historical associations and archeological values for which the Spreckels Historical District is known. The

garage is consistent with the architectural character found within the town of Spreckels.

- f) The proposed detached garage will be 441 square feet, located to the rear of the property, behind the main structure. As stated in the Spreckels Design Guidelines policy P.1.5, the location of all additions shall be located to the rear or side of the existing structure whenever possible. In this case, the addition will be situated to the rear of the property and will not be visible from the front of the property.
- g) The garage will replace an existing 160 square foot garage/storage building. The new garage will be compatible with the Spreckels Design Guidelines and will match the colors and materials of the existing single family dwelling of wood siding and banana cream paint color.
- h) 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 PLN100305.

7. **FINDING: HISTORICAL RESOURCE (CONFORMANCE)** - With regard to any property located within an historic district, the proposed work is found to be consistent with the purposes of Chapter 21.54 of Title 21 (Regulations for Historical Districts) and conforms to the prescriptive standards and design guidelines for the district adopted by the Board of Supervisors and does not adversely affect the character of the district.

**EVIDENCE:** See Finding and Evidence No. 6, above.

8. **FINDING: HISTORICAL RESOURCE (COMPATIBILITY)** - In the case of construction of a new improvement, addition, building, or structure upon a designated historic resource site, the use and exterior of such improvements will neither adversely affect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings, natural features, and structures on such site.

**EVIDENCE:** See Finding and Evidence No. 6, above.

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

**EVIDENCE** Section 21.80.040.D of the Monterey County Non-Coastal Zoning Ordinance (Title 21).

## DECISION

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

- A. Categorically exempt this project per section 15303 (e) of the CEQA guidelines;
- B. Approve Use Permit and Design Approval to allow the construction of new detached 441 square foot garage in a HR District (Spreckels) pursuant to Monterey County Code Section 21.54.080.A, in general conformance with the attached sketch (**Exhibit C (2)**) and subject to the conditions (**Exhibit C**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2010.

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Mike Novo, Secretary

A COPY OF THIS DECISION WAS 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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE NO LATER THAN THE 90<sup>TH</sup> DAY FOLLOWING THE DATE ON WHICH THIS DECISION BECOMES FINAL.

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. This permit expires 3 years after the above date of granting.

<p align="center"><b>EXHIBIT C</b></p> <p align="center"><b>Monterey County Resource Management Agency</b></p> <p align="center"><b>Planning Department</b></p> <p align="center"><b>Condition Compliance Reporting Plan</b></p>	<p><b>Project Name:</b> <u>Mendoza</u></p> <p><b>File No.</b> <u>PLN100305</u> <b>APN:</b> <u>177-033-015-000</u></p> <p><b>Approval by:</b> <u>Planning Commission</u> <b>Date:</b> <u>December 8, 2010</u></p>
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*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Use Permit and Design Approval (PLN100305) which allows the demolition of an existing 360 square foot one-car detached garage and 80 square foot shed, and construction of a 441 square foot two-car detached garage in a Historical District (Spreckels) pursuant to MCC Section 21.54.080.A. The property is located at 31 Second St., Spreckels (Assessor's Parcel Number 177-033-015-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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>	Ongoing unless otherwise stated	
2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A Use Permit (PLN100305) was approved by the Planning Commission for Assessor's Parcel Number 177-033-015-000 on December 8, 2010. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with the Monterey</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	30 days from approval of the Use Permit (PLN100305)	

<b>Permit Cond. Number</b>	<b>Mitig. Number</b>	<b>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</b>	<b>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</b>	<b>Responsible Party for Compliance</b>	<b>Timing</b>	<b>Verification of Compliance (name/date)</b>
		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. <b>(RMA - Planning Department)</b>			January 8, 2011.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 3 years, to expire on December 8, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b>	The applicant shall obtain a valid building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		<b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.  The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Final of Building Permit	
5.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits,	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)			use of the property, whichever occurs first and as applicable	

<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>
6.		<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. <b>Responsible Land Use Department: Monterey County Regional Fire District.</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
7.		<b>FIRE026 - ROOF CONSTRUCTION (STANDARD)</b> 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. <b>Responsible Land Use Department: Monterey County Regional Fire District.</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	

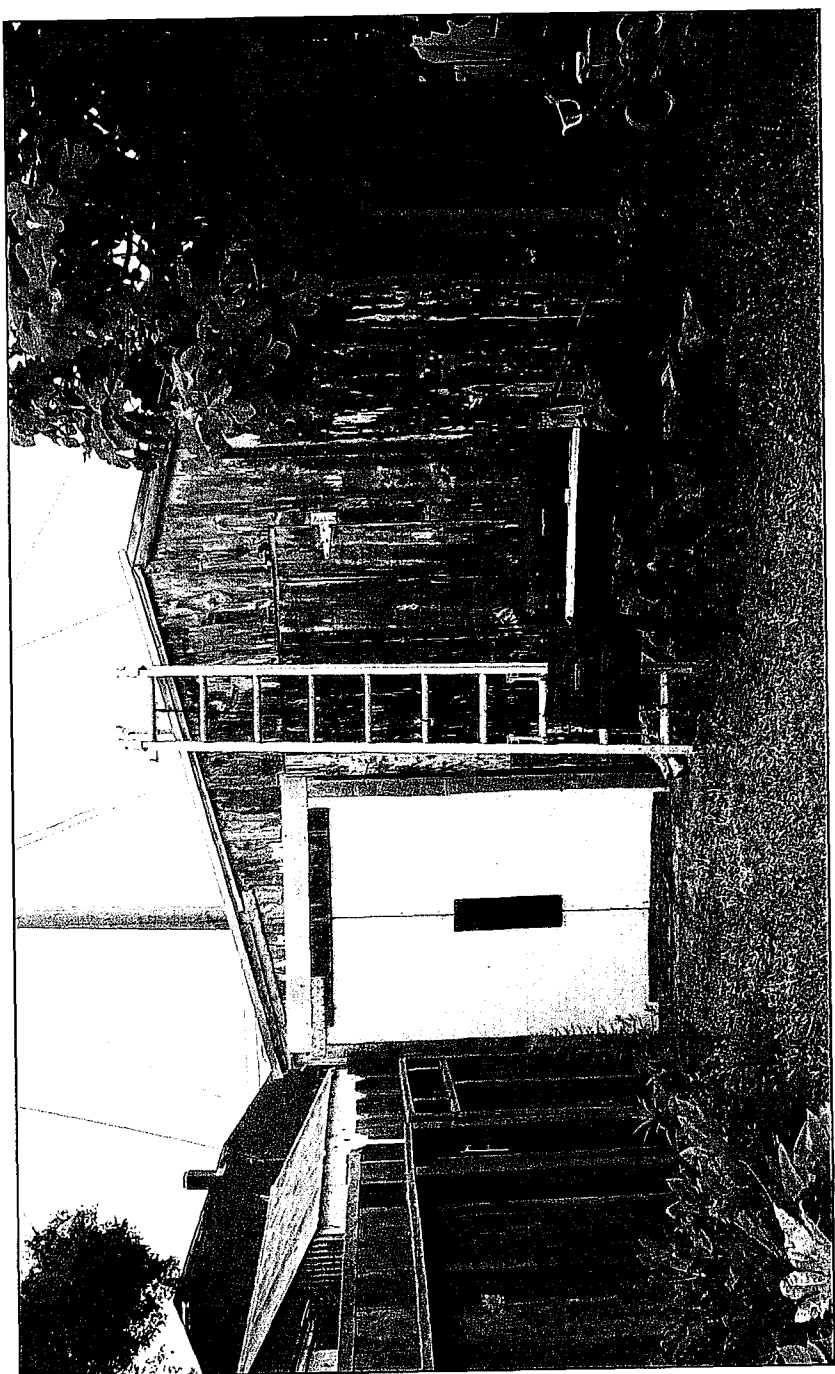
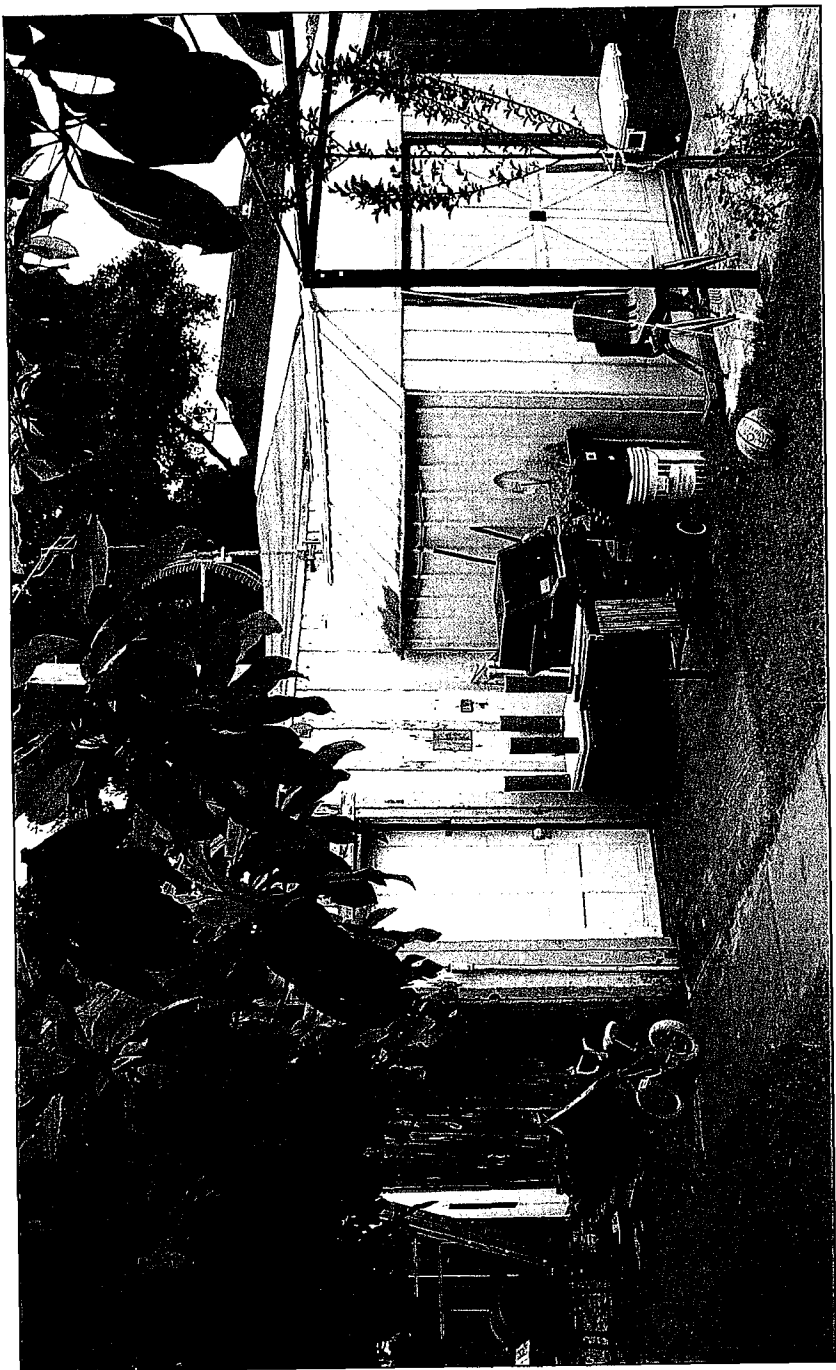


# **EXHIBIT C(2)**

- **Site Plan**
- **Elevations**
- **Photos of structure proposed for demolition**







## EXHIBIT D

