

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> May 30, 2012 <b>Time:</b> 9:00 a.m.	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks, a 1,000 gallon septic tank, an 8 square foot wall-mounted sign, 6 foot tall wrought-iron fencing with gate around the storage facility area, and 6 foot tall natural wood fencing around the property outside of the facility area; and 2) a Lot Line Adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A). The property is located at 65740 & 65750 Bradley Road, Bradley (Assessor's Parcel Numbers 424-351-032-000 and 424-351-033-000), South County Area Plan.	
<b>Project Location:</b> 65740 & 65750 Bradley Road, Bradley	<b>APN:</b> 424-351-032-000 and 424-351-033-000
<b>Planning File Number:</b> PLN110139	<b>Owner:</b> Guy & Susan Sonne
<b>Planning Area:</b> South County Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "LI" [Light Commercial]	
<b>CEQA Action:</b> Categorically Exempt per Sections 15303 and 15305(a)	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

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

- 1) Find the project Categorically Exempt per Section 15303 and 15305(a) of the CEQA Guidelines; and
- 2) Approve PLN110139, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

**PROJECT OVERVIEW:**

The project entails a lot line adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A) in order to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks and a 1,000 gallon septic tank. The lot line adjustment is consistent LU-1.14 through LU-1.16 of the 2010 Monterey County General Plan and Chapter 19.09 of the Monterey County Subdivision Ordinance.

The project is located with a designated Rural Center which allows for small scale, neighborhood-serving commercial, pursuant to LU-2.29 and LU-2.30 of the Monterey County General Plan. The project proposed is a small scale mini storage facility which will accommodate the storage needs within the Bradley community. The project was also reviewed for consistency with the Monterey County Code (Title 21) for the proposed use, lighting, landscaping, parking, and signage. The proposed project will be consistent with County Zoning Regulations (**Exhibit B**).

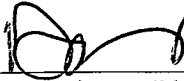
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cal-Fire - South County

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by each agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the South 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 warrant referral to the LUAC because the project requires a discretionary permit to be approved by the Planning Commission. The LUAC recommend approval of the project with a 5-0 vote. The LUAC recommended that the exterior lighting be unobtrusive and low-lit (**see LUAC Minutes, Exhibit D**)

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



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May 4, 2012

cc: Front Counter Copy; Planning Commission; Cal-Fire - South County; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Guy and Susan Sonne, Owner; The Open Monterey Project; LandWatch; Planning File PLN110139.

Attachments: Exhibit A Project Data Sheet  
Exhibit B Draft Resolution, including:  
• Conditions of Approval  
• Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map  
Exhibit C Vicinity Map  
Exhibit D South County Advisory Committee Minutes

This report was reviewed by Bob Schubert, Senior Planner 

**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN110139**

**Project Title:** Sonne  
**Location:** 65740 Bradley Road,  
Bradley

**Primary APN:** 424-351-032  
**Coastal Zone:** No

**Applicable Plan:** South County Area Plan  
**Permit Type:** Use Permit/LLA

**Zoning:** LI  
**Plan Designation:** Light  
Commercial

**Environmental Status:** Exempt  
**Advisory Committee:** South County LUAC

**Final Action Deadline:** 6/15/2012

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**Project Site Data:**

<b>Lot Size:</b> 16,000sf	<b>Coverage Allowed:</b> 8,000sf
<b>Existing Structures (sf):</b> 0	<b>Coverage Proposed:</b> 3,634sf
<b>Proposed Structures (sf):</b> 3,634sf	<b>Height Allowed:</b> 35'
<b>Total Square Feet:</b> 3,634sf	<b>Height Proposed:</b> 13'

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**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b> None	<b>Erosion Hazard Zone:</b> Low
<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> Recent Alluvium
<b>Archaeological Sensitivity Zone:</b> High	<b>Geologic Report #:</b> N/A
<b>Archaeological Report #:</b> LIB120106	<b>Traffic Report #:</b> N/A
<b>Fire Hazard Zone:</b> Moderate	

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**Other Information:**

<b>Water Source:</b> Well	<b>Sewage Disposal:</b> Septic
<b>Water District/Company:</b> N/A	
<b>Fire District:</b> Cal-Fire - Bradley	<b>Grading (cubic yards):</b> 10.
<b>Tree Removal (Count/Type):</b> None	

**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:

**SONNE (PLN110139)**

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

Resolution by the Monterey County Hearing Body:

- 1) Finding the project Categorical Exempt per Section 15303 and 15305(a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks, a 1,000 gallon septic tank, an 8 square foot wall-mounted sign, 6 foot tall wrought-iron fencing with gate around the storage facility area, and 6 foot tall natural wood fencing around the property outside of the facility area; and 2) a Lot Line Adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A).

PLN110139, Sonne, 65740 & 65750 Bradley Road, Bradley, South County Area Plan (APN: 424-351-032-000 and 424-351-033-000)

**The Sonne application (PLN110139) came on for public hearing before the Monterey County Planning Commission on May 30, 2012. 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 2010 Monterey County General Plan;
  - South County Area Plan;
  - Monterey County Zoning Ordinance (Title 21);
  - Monterey County Subdivision Ordinance (Title 19);

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 65740 & 65750 Bradley Road, Bradley (Assessor's Parcel Number 424-351-032-000 and 424-351-033-000), South County Area Plan. The parcel is zoned "LI" (Light Commercial), which allows the use of mini storage. The project is the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on July 15, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- d) Pursuant to Section 21.66.050.C.1.a of the Monterey County Zoning Ordinance, an archaeological report was prepared. Though no cultural resources were discovered, the project is conditioned to have on-site monitoring during all grading activities due to the area having a high sensitivity for cultural and historical resources, as recommended in the report.
- e) Pursuant to Section 21.58.040 of the Monterey County Zoning Ordinance, a total of 5 parking spaces are required: two spaces for manager, two spaces for customers, and one space for the caretaker unit. The project proposes a total of five parking space; therefore, in compliance with County parking regulations.
- f) Pursuant to Section 12.18.070.D of the Monterey County Zoning Ordinance, 10% of the project site requires landscaping coverage. The proposed plans identify 1,600 square feet of landscaping coverage which meets the landscaping requirements for the project.
- g) Pursuant to Section 21.60.090.B.5 of the Zoning Ordinance, the project is allowed one square foot of signage for each one foot of building frontage. The proposed building frontage is 70 feet. The project proposes one wall mounted 8 square foot sign near the manager's office; therefore, the proposed signage is consistent with County sign regulations.
- h) Pursuant to LU-2.27 of the 2010 General Plan, the project is located within a designated Rural Center (Bradley). A Rural Center is a designated area for future development that allows for a greater intensity development while maintaining a village character. (LU-2.28, General Plan). A Capital Improvement and Financing Plan (CIFP) has not been developed, according to LU-2.29 of the General Plan. Until a CIFP is developed, the only development allowed is residential development and small scale, neighborhood-serving commercial uses. The project proposes a small-scale mini storage facility that will accommodate the storage needs within the Bradley Community. Therefore, the project is consistent with the Rural Center policies within the General Plan.
- i) The proposed mini storage facility will have six 360 square foot storage units, three 150 square foot storage units and one 40 square foot storage unit. The project is conditioned to provide general operational information and a list of items allowed to be stored within the facility. Listed items shall not include the storage of toxic substances or any

materials that may have the potential to impact or degrade the environment.

- j) The project was referred to the South 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 warrant referral to the LUAC because the project requires a discretionary permit to be approved by the Planning Commission. The LUAC recommend approval of the project with a 5-0 vote. The LUAC recommended that the exterior lighting be unobtrusive and low-lit.
- k) 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 PLN110139.

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, Cal-Fire – South County, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Archaeological Resources. A Technical report by an outside consultant indicates that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed the report and concurs with the conclusion. The following report has been prepared:
    - “Archaeological Inventory Survey” (LIB120106) prepared by Allison Lober, Paso Robles, CA, on June 7, 2011).
  - c) Staff conducted a site inspection on July 15, 2011 to verify that the site is suitable for this use.
  - d) 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 PLN110139.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Cal-Fire – South County, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities will be provided. A new 1000 gallon septic tank and leach field will be installed on-site, and two 5000 gallon water tanks will be installed on-site. The proposed septic system and water tanks were reviewed by the Environmental Health Bureau and Water Resources Agency.
  - c) Preceding findings and supporting evidence for PLN110139.
4.       **FINDING:**       **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on July 15, 2011 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 PLN110139.
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 Sections 15303 and 15305(a), categorically exempts small scale commercial buildings and minor lot line adjustments.
  - b) The mini-storage facility is considered a small-scale commercial use that will not house any significant amounts of toxic substances. The lot line adjustment to merge three legal lots of record into one lot is considered a minor lot line adjustment.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 15, 2011.
  - d) The project, as proposed, does not impact the list of resources in Section 15300.2 of the CEQA Guidelines.
  - e) See preceding and following findings and supporting evidence.
6.       **FINDING:**       **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:
- 1. The lot line adjustment is between two (or more) existing adjacent parcels;
  - 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
  - 3. The parcels resulting from the lot line adjustment conforms to the County's general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.
- EVIDENCE:**
- a) The parcel is zoned Light Commercial (LI) within the inland area of Monterey County.
  - b) The project area has a total of 0.367 acres (16,000 square feet). The lot

line adjustment will merge two 4,800 square foot lots and one 6,400 square foot lot into one 16,000 square foot lot (Assessor's Parcel Numbers 424-351-032-000 and 424-351-033-000). The three existing legal lots were created by the Town of Bradley Map; recorded on June 11 in Volume 1, "Cities and Towns", Page 14.

- c) The lot line adjustment is between more than one and less than four existing adjacent parcels.
- d) The lot line adjustment will not create a greater number of parcels than originally existed. The lot line adjustment will merge three existing legal lots into one legal lot. No new parcels will be created.
- e) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. All three legal lots of record are zoned "LI" and, based on the proposed project, will be consistent with the regulations of said zoning district.
- f) A utility easement is located along Monterey Street and within the alley way off Bradley Road in Bradley. The proposed lot line adjustment will not affect said utility easements.
- g) As exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
- h) The project planner conducted a site inspection on July 15, 2011 to verify that the project would not conflict with zoning or building ordinances.
- i) 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 PLN110139.

7.       **FINDING:**       **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**   a) Section 21.80.040.D Monterey County Zoning Ordinance (Board of Supervisors).



## DECISION

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

1. Find the project Categorically Exempt per Section 15303 and 15305(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks, a 1,000 gallon septic tank, an 8 square foot wall-mounted sign, 6 foot tall wrought-iron fencing with gate around the storage facility area, and 6 foot tall natural wood fencing around the property outside of the facility area; and 2) a Lot Line Adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 30th day of May, 2012 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Amy Roberts, Chair of 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.

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110139

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Combined Development Permit (PLN110139) consists of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces and a 784 square foot manager's residence (mobile home). The project includes 10 cubic yards of grading, the installation of a propane tank, two 5,000 gallon water storage tanks, a 1,000 gallon septic tank, a 8 square foot wall-mounted sign, 6 foot tall wrought-iron fencing with gate around the storage facility area, and 6 foot tall natural wood fencing around the property outside of the facility area; and 2) a Lot Line Adjustment to merge three existing lots of record into one 0.367 acre parcel (Parcel A). The property is located at 65740 & 65750 Bradley Road, Bradley (Assessor's Parcel Numbers 424-351-032-000 and 424-351-033-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a notice which states: "A permit (Resolution \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 424-351-032-000 & 424-351-033-000 on May 30, 2012. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

### 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT (NON-STANDARD)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** As recommended in the "Archaeological Inventory Survey" prepared for the project by Allison Lober on June 7, 2011 (LIB), a qualified archaeological monitor shall be present during any earth-moving operations. 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 the qualified archaeological monitor can evaluate it. The Monterey County RMA - Planning Department 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.

**Compliance or Monitoring Action to be Performed:**

a) Prior to the issuance of a Construction Permit, the owner must submit an agreement letter from a qualified archaeological consultant contracted to conduct monitoring during grading activities.

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 the qualified archaeological monitor can evaluate it. The archaeologist shall determine the extent of the resources and to develop proper mitigation measures required for the discovery. All information regarding the find and mitigation measures developed shall be submitted to the RMA- Planning Department for review and processing.

### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The 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 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)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a 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.

### 5. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on May 30, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or 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.

### 6. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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 three (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.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall 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.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

### 7. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional certificates of compliance for the newly configured parcels.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Concurrent with recording the Record of Survey, the Owner/Applicant/Surveyor shall submit legal descriptions for each newly configured parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

## 8. PDSP001 - OPERATIONS AND USES

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall provide general operational information and a list of items allowed to be stored within the facility. Listed items shall not include the storage of toxic substances or any materials that may have the potential to impact or degrade the environment.

**Compliance or Monitoring Action to be Performed:** (a) Prior to the commencement of use, the applicant shall submit general operational information and a list of items allowed to be stored in the min storage facility. The information shall be submitted to the RMA - Planning Department for review and approval.

(b) The approved general operations and storage uses shall be fully complied with on an on-going basis.

## 9. PW0001 - ENCROACHMENT (COM)

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Monterey Street and Bradley Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 10. PW0007 - PARKING STD

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

## 11. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.

## 12. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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 visible and legible 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. Responsible Land Use Department: \_\_\_\_\_ Fire District

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

## 13. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

**Responsible Department:** Fire

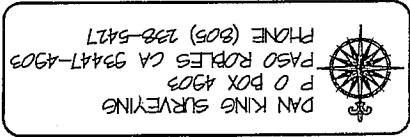
**Condition/Mitigation Monitoring Measure:** The building(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed 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: South County CAL-FIRE

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

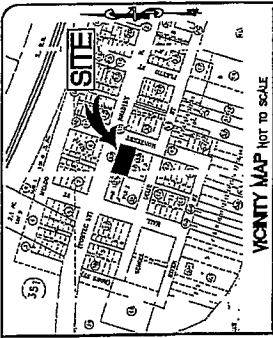
Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

DAN KING SURVEYING  
 P O BOX 4903  
 PASO ROBLES CA 93447-4903  
 PHONE (805) 228-5427



PLN NO. 110139  
 TENTATIVE LOT LINE ADJUSTMENT  
 GUY SONNIE 424-351-032 AND 033  
 BRADLEY ROAD  
 BRADLEY

SCALE: 1" = 20'	DATE: NOVEMBER 2011
JOB NO. SONNIE	OF 1
SHEET	1
	SHEETS



**TENTATIVE LOT LINE ADJUSTMENT MAP**  
**PLN. NO. 110139**

BEING A CONSOLIDATION OF LOTS 1, 2 AND 3 IN BLOCK 6 AND THAT PORTION OF THE SOUTHEASTERLY ONE-HALF OF THE ALLEY LYING CONTIGUOUS TO THE NORTHEASTERLY BOUNDARY LINE OF SAID LOTS 1, 2 AND 3, AS PER MAP OF THE TOWN OF BRADLEY FILED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 11, 1888, IN VOLUME 1 OF MAPS, CITIES AND TOWNS AT PAGE 14 AND 16; AND THOSE AREAS ABANDONED BY THE BOARD OF SUPERVISORS SHOWN ON DOCUMENTS REEL 2598 PAGE 23 RECORDED JANUARY 16, 1991, AND REEL 2866 PAGE 1423 RECORDED NOVEMBER 2, 1992.

UNINCORPORATED (BRADLEY) AREA OF MONTEREY COUNTY STATE OF CALIFORNIA

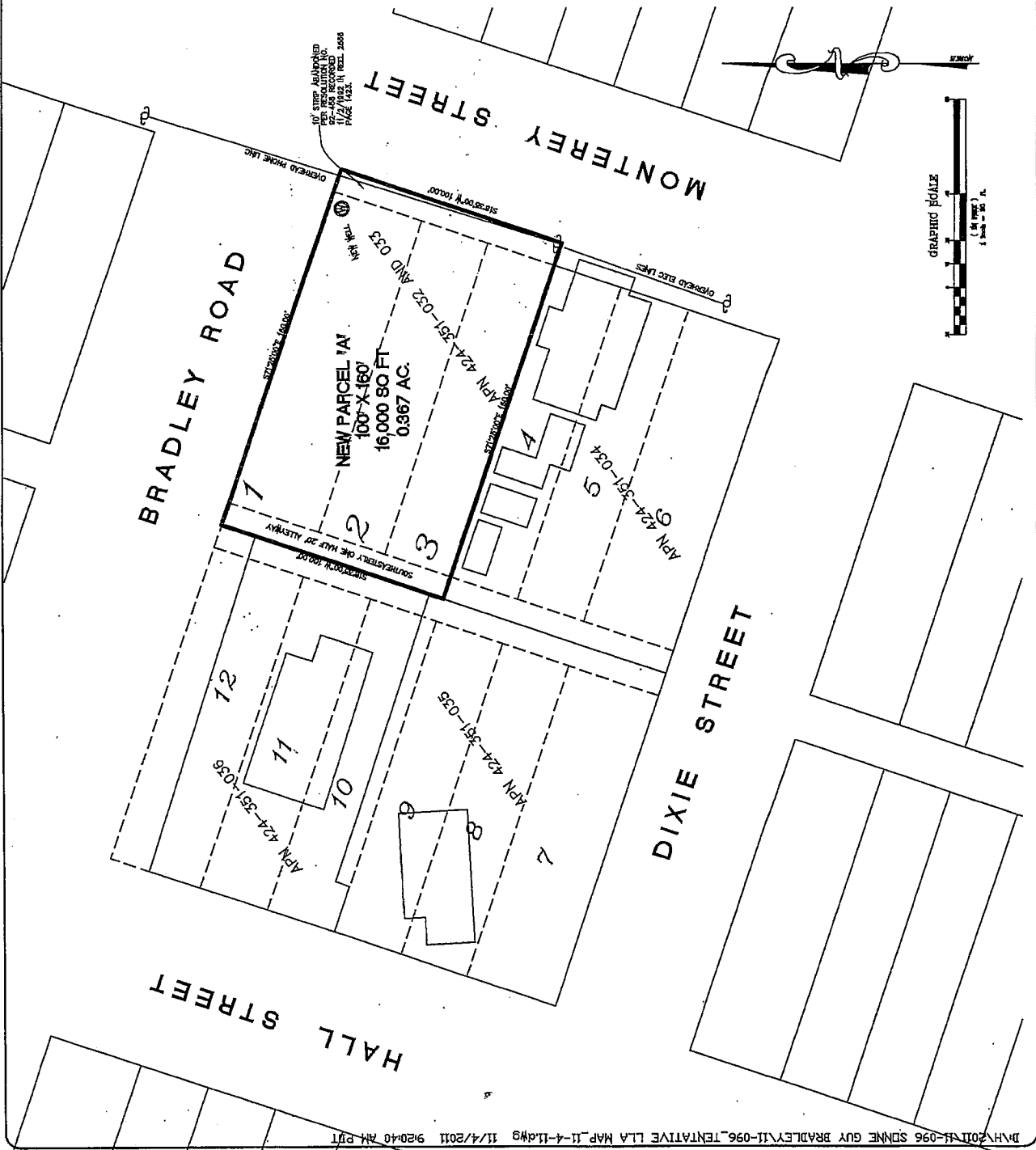
**EXISTING PARCELS**  
 APNs 424-351-032, APN 033 16,000 SF (0.37 AC)

**PROPOSED PARCEL**  
 CONSOLIDATED LOT 16,000 SF (0.34 AC)

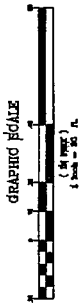
**OWNER/APPLICANT**  
 GUY AND SONNIE SONNIE  
 78502 WACHMUTH LANE DRIVE  
 BRADLEY CA 93426  
 PHONE 805.610.1348

**APN**  
 424-351-032, APN 033

**NOTES**  
 1. THIS MAP IS FILED, CASH, BUREAU.



10' STRIP ADJUDICATED PER RESOLUTION NO. 11/2/1982 IN REEL 2698 PAGE 1423.





**NRB**  
**NEILSON R. BERNAL**  
 DRAFTING SERVICES, INC.  
 1015 S. GARDEN ST., SUITE A  
 SAN ANTONIO, TEXAS 78205  
 PH (512) 373-1616 FAX (512) 373-1888

THE CITY OF MONTEREY HAS REVIEWED THIS PLAN AND APPROVES THE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTOR AND FOR THE PROTECTION OF THE PUBLIC INTEREST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC INTEREST AND FOR THE PROTECTION OF THE PUBLIC INTEREST.

DATE: 01/11/2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**MR. & MRS. SONNIE STORAGE UNITS**  
 65140 BRADLEY RD.  
 COUNTY OF MONTEREY CALIFORNIA

NO.	DATE	REVISIONS

11021  
 COVER SHEET

**DESIGNER NOTE**

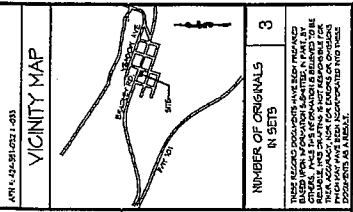
PLANS DRAFTED BY: NRB DRAFTING, INC. 1015 S. GARDEN ST., SUITE A SAN ANTONIO, TEXAS 78205 PH (512) 373-1616 FAX (512) 373-1888

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

**AREA CALC'S**  
 AREA: 1100 SQ. FT.  
 PERIMETER: 310 FT.

**BLDG CODE DATA**  
 TYPE OF CONSTRUCTION: [Code]  
 TYPE OF FOUNDATION: [Code]

**CODE ANALYSIS**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 CALIFORNIA BUILDING CODE (CBC) AND THE 2006 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2006 CALIFORNIA MECHANICAL CODE (CMC) AND THE 2006 CALIFORNIA PLUMBING CODE (CPC) AND THE 2006 CALIFORNIA FIRE CODE (FC) AND THE 2006 CALIFORNIA ENERGY CODE (CEC).

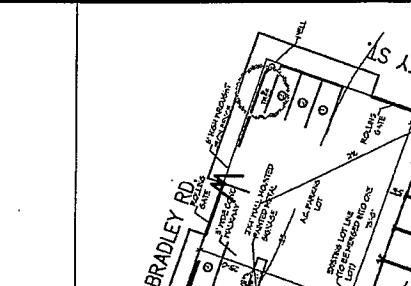


**PROJECT DATA SUMMARY TABLE**

GENERAL PLAN	RECREATION
PROJECT LOCATION	65140 BRADLEY RD, MONTEREY, CA 93940
PROJECT NO.	11021
DATE	01/11/2011
DESIGNER	NRB DRAFTING, INC.
CLIENT	MR. & MRS. SONNIE

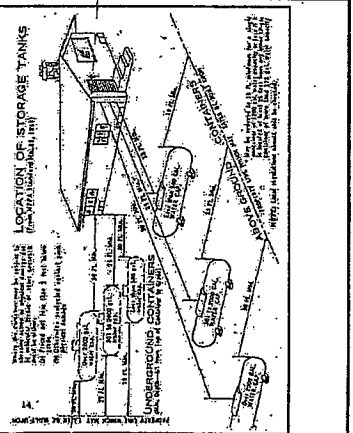
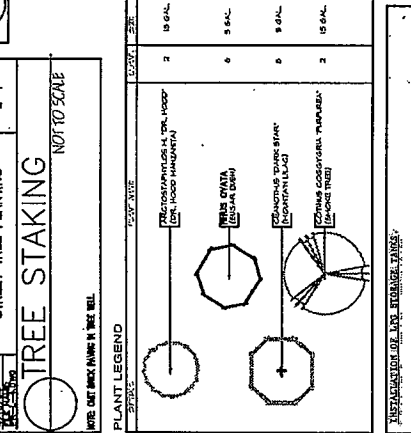
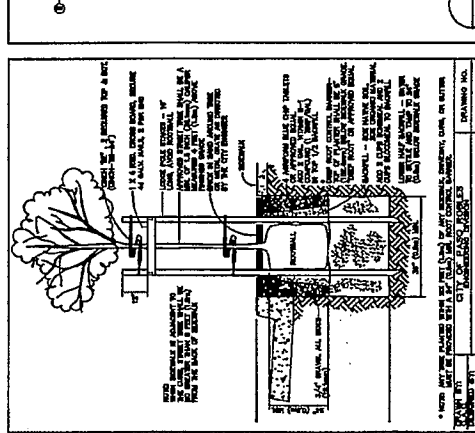
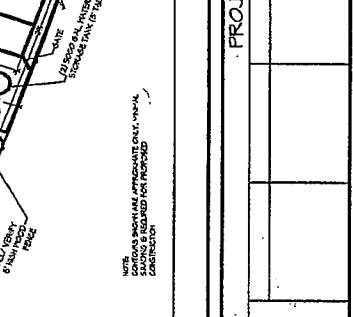
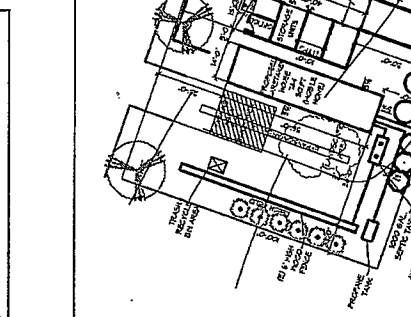
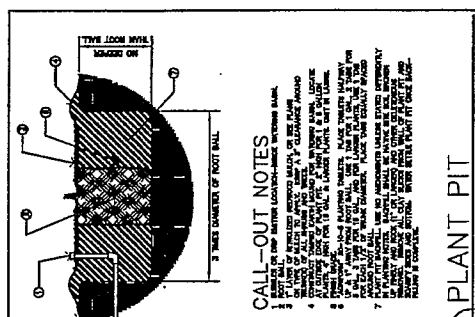
**A SEPARATE PERMIT IS REQUIRED FOR:**

- WATER SUPPLY
- SEWER
- PLUMBING
- ELECTRICAL
- Mechanical
- Fire Protection
- Other



**PROJECT TEAM**

OWNER	MR. & MRS. SONNIE
DRAFTSMAN	NRB DRAFTING, INC.
PROJECT NO.	11021
DATE	01/11/2011



**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 CALIFORNIA BUILDING CODE (CBC) AND THE 2006 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2006 CALIFORNIA MECHANICAL CODE (CMC) AND THE 2006 CALIFORNIA PLUMBING CODE (CPC) AND THE 2006 CALIFORNIA FIRE CODE (FC) AND THE 2006 CALIFORNIA ENERGY CODE (CEC).
2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 CALIFORNIA BUILDING CODE (CBC) AND THE 2006 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2006 CALIFORNIA MECHANICAL CODE (CMC) AND THE 2006 CALIFORNIA PLUMBING CODE (CPC) AND THE 2006 CALIFORNIA FIRE CODE (FC) AND THE 2006 CALIFORNIA ENERGY CODE (CEC).

**STREET TREE PLANTING**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 CALIFORNIA BUILDING CODE (CBC) AND THE 2006 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2006 CALIFORNIA MECHANICAL CODE (CMC) AND THE 2006 CALIFORNIA PLUMBING CODE (CPC) AND THE 2006 CALIFORNIA FIRE CODE (FC) AND THE 2006 CALIFORNIA ENERGY CODE (CEC).

**LOCATION OF STORAGE TANKS**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 CALIFORNIA BUILDING CODE (CBC) AND THE 2006 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2006 CALIFORNIA MECHANICAL CODE (CMC) AND THE 2006 CALIFORNIA PLUMBING CODE (CPC) AND THE 2006 CALIFORNIA FIRE CODE (FC) AND THE 2006 CALIFORNIA ENERGY CODE (CEC).





301 PCH. 2, SUITE A  
 FOLSOM, CALIFORNIA 95630  
 TEL: (916) 231-1111  
 FAX: (916) 231-1111  
 WWW: WWW.NRBDRIFTING.COM

ATTENTION: IF PLAN OR SPECIFICATION DATE  
 DOES NOT APPEAR IN THE RECORD BOOKS  
 OF THE LOCAL AGENCIES, THE CONTRACTOR  
 SHALL VERIFY THE DATE OF CONSTRUCTION  
 WITH THE LOCAL AGENCIES. THE CONTRACTOR  
 SHALL VERIFY THE DATE OF CONSTRUCTION  
 WITH THE LOCAL AGENCIES. THE CONTRACTOR  
 SHALL VERIFY THE DATE OF CONSTRUCTION  
 WITH THE LOCAL AGENCIES.

MR. & MRS.  
 SONNE  
 STORAGE UNITS  
 65740 BRADLEY RD.

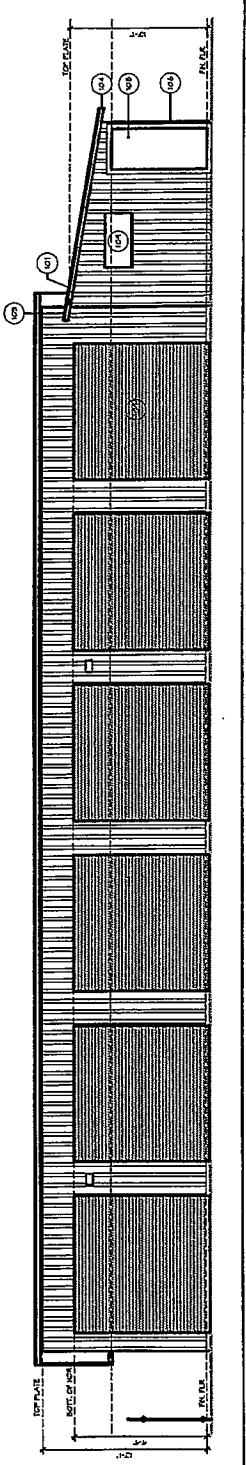
COUNTY OF  
 MONTEREY  
 CALIFORNIA

11021  
 ELEVATIONS/  
 PLANS

REVISION	DATE

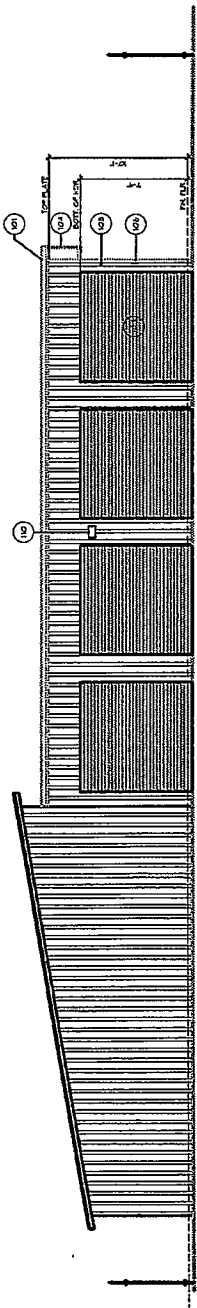
NO.	DATE	BY	CHECKED

A-1



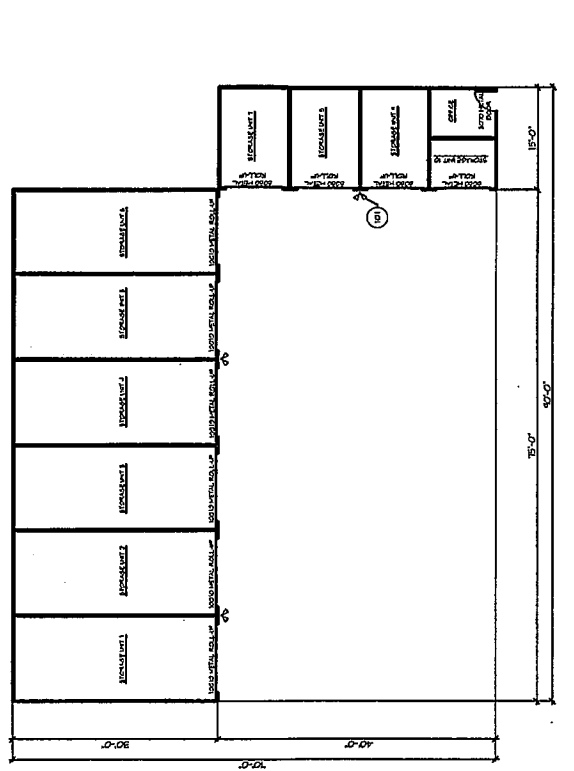
EAST ELEVATION 1/4" = 1'-0"

PLAN KEYNOTES  
 1. EXTERIOR WALL MOUNTED FLUDD LIGHTS (NOT SHOWN) (FIELD)



SOUTH ELEVATION 1/4" = 1'-0"

PLAN NOTES



PROPOSED FLOOR PLAN 1/4" = 1'-0"

AREA  
 STORAGE UNITS 2650 SQ.FT.

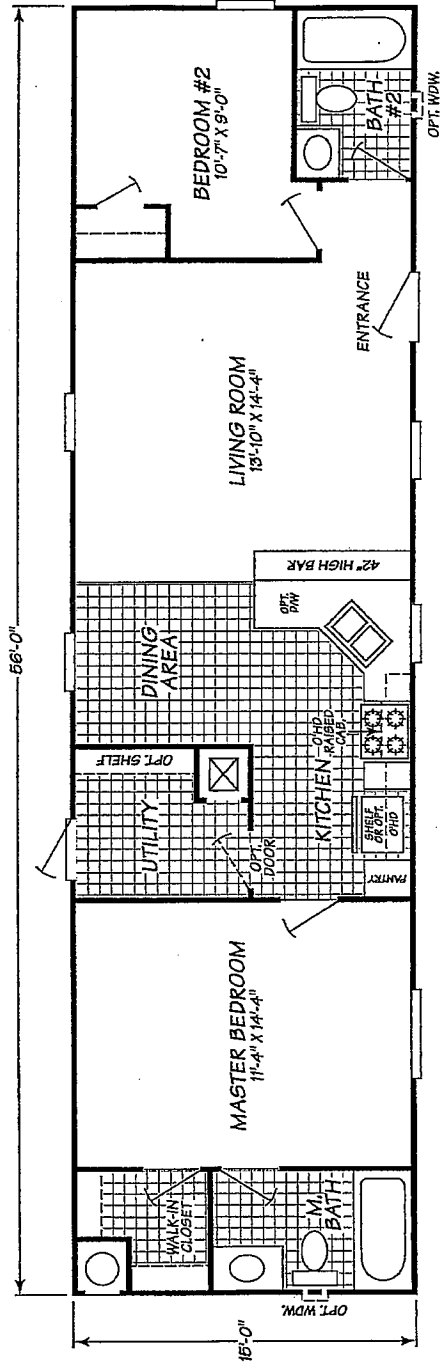
ELEVATION KEYNOTES

- 01 METAL ROOF MATERIAL, UNFINISHED GYPSET
- 02 METAL WALL PANELS
- 03 VERTICAL METAL PANELS, 1/2" X 1/2"
- 04 ALUMINUM EXTERIOR AND INTERIORS
- 05 FINISH FLOORING & ROOF-TO-WALL CONNECTION
- 06 METAL TRIM & CORNICES, SLAM SHUTTER
- 07 METAL ROLL UP EXTERIOR DOORS
- 08 METAL DOOR
- 09 1/2" FINISHED METAL FINISH





**FLEETWOOD HOMES** Crownpointe Xtreme Series Model 6562X  
 A Cavco Company 2 Bedrooms • 2 Baths • 840 Square Feet



Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

# SOUTH COUNTY



APPLICANT: SONNE

APN: 424-351-032-000 & 424-351-033-000

FILE # PLN110139

Water    2500' Limit    300' Limit    City Limits



PLANNER: MONTANO

Exhibit C

**MINUTES**  
**South County Land Use Advisory Committee**  
**Wednesday, August 17, 2011**

1. Meeting called to order by Roberson at 7:02 pm

2. Roll Call

Members Present: Martinez, Roberson, Duflock, Taylor, Banister  
Buntz arrived at 7:10

Members Absent: Buntz, Bartosh

3. ~~Approval of Minutes:~~  
Acception

A. January 19, 2011 minutes

Motion: to accept Roberson (LUAC Member's Name)

Second: Banister (LUAC Member's Name)

Ayes: Banister, Martinez, Roberson, Taylor, Duflock

Noes: Ø

Absent: Buntz, Bartosh

Abstain: Ø

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

Ø

**RECEIVED**

AUG 18 2011

**MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.**

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

Ø

B) Announcements

Ø

7. Meeting Adjourned: 7:23 pm

Minutes taken by: Banister

**RECEIVED**

AUG 18 2011

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.



# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

RECEIVED

AUG 18 2011

**MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.**

Advisory Committee: **South County**

Please submit your recommendations for this application by: August 17, 2011

**Project Title:** SONNE GUY D & SUSAN D  
**File Number:** PLN110139  
**File Type:** PC  
**Planner:** SCHUBERT  
**Location:** 65740 & 65750 BRADLEY RD BRADLEY

**Project Description:**

Combined Development Permit consisting of: 1) a Use Permit to allow the construction of a 2,850 square foot mini-storage facility with four parking spaces; and 2) a Use Permit for a 784 square foot manager's residence (mobile home). The project includes the installation of a propane tank, two 5,000 gallon water storage tanks and a 1,000 gallon septic tank. The property is located at 65740 & 65750 Bradley Road, Bradley (Assessor's Parcel Numbers 424-351-032-000 and 424-351-033-000), South County Area Plan.

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

Was a County Staff/Representative present at meeting? yes, Mike Novo (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Constance Avila	<input checked="" type="checkbox"/>		24 hr. access? No
Jeff Harris	<input checked="" type="checkbox"/>		Will a manager live on site Yes
John Avila		<input checked="" type="checkbox"/>	alarm system? Yes there will be
Darlene Lloyd	<input checked="" type="checkbox"/>		has no problems with project prefers to junk yard
John Crosby	<input checked="" type="checkbox"/>		prefers a building to bare lot

**LUAC AREAS OF CONCERN**

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move <sup>flood</sup> road access, etc)
Lights		Keep lights low, below fence line

**ADDITIONAL LUAC COMMENTS**

**RECEIVED**

AUG 18 2011

**MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.**

**RECOMMENDATION :**

Motion by: Martinez (LUAC Member's Name)

Second by: Duflock (LUAC Member's Name)

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

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: Banister, Buntz, Roberson, Martinez, Duflock, Taylor

NOES: Ø

ABSENT: Bartosh

ABSTAIN: Ø