

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 06019

A. P. # 418-171-004-000

In the matter of the application of
Duke Fisher (PLN050271)

FINDINGS AND DECISION

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, consisting of: a Coastal Administrative Permit and Design Approval for Option "B" to add a 1,060 square foot second floor and 650 square foot detached garage to an existing residence; and a Coastal Development Permit to allow Development within the critical viewshed, located at 41000 Highway 1, Monterey, near South Forty, Big Sur Area, Coastal Zone, came on regularly for hearing before the Planning Commission on March 8, 2006.

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

FINDINGS OF FACT

1. **FINDING – CONSISTENT WITH PLAN/POLICIES:** The subject Combined Development Permit (PLN050271/Fisher-Givens) conforms to the plans, policies, requirements and standards of the Big Sur Coast Land Use Plan and the Monterey County Coastal Implementation Plan, Part 3 (Chapter 20.145 MCC).

EVIDENCE:

- (a) **Land Use.** The subject site is located within a "WSC/40-D(CZ)" or Watershed Scenic Conservation zoning district in the coastal zone.
- (b) **Project Description.** The project proposed in this application (PLN050271-Fisher-Givens) consists of obtaining the necessary approvals to add 1,060 square feet to an existing residence and create a new detached 650 square foot garage. Two design options (A and B) were created to address visual impacts. The project site is approximately 6.4 acres in size and the zoning designation requires a minimum of 40 acres for parcels in this district with a minimum building site of 1 acre.
- (c) **Legal Lot.** The Planning Commission finds that the subject lot is a legal lot of record since there is an existing permitted single family home on the subject lot.
- (d) **Plan Conformance.** The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
 - 1) Big Sur Coast Land Use Plan (LUP).
 - 2) Chapter 20.145 of the Monterey County Coastal Implementation Plan (CIP).

~~With the recommended conditions, there would be no conflict or inconsistencies with the regulations of these plans or policies.~~

- (e) **Visual Resources.** As conditioned, the project is consistent with policies of the Big Sur Coastal Implementation Plan (BS CIP) dealing with the critical viewshed from Highway 1 (Section 20.145.030 BS CIP). The subject site is located within the

critical viewshed, which is defined as everything within sight of Highway 1 and major public viewing areas. The existing 2,000 square foot house is painted a lavender color with a roof deck surrounded by a parapet roof that extends above the bluff edge into the ocean ("blue water") view. Due to steep slopes along the coastal bluffs, there is no other less visible location on the site that is acceptable to the property owner (Policy 3.2.3.A.7 LUP). In response to comments, the applicant made some adjustments to the plans including relocating solar panel from the roof of the house to the garage where they are not visible, designing a "green" roof that would be planted with natural vegetation so the structure blends into the surroundings (Policy 3.2.3.A.2 LUP). Two options presented by the applicant meet the intent of the LUP policies and create approvable projects (Policy 3.2.3.A.3 LUP). Although Option B provides changes to the design that create a net 42 square foot reduction of impact, the design of Option A creates a more natural edge along the coastal bluff. Option B would result in a more positive visual affect, which is the intent of the LUP policies when working with existing structures in the viewshed (Policy 3.2.3.A.9 LUP).

- (f) **Archaeology.** As conditioned, the project is consistent with policies of the Big Sur Coastal Implementation Plan dealing with development in archaeologically sensitive areas (Section 20.145.120 BS CIP). County resource maps identify this area to be highly sensitive to archaeology finds. A preliminary archaeological reconnaissance report was completed by Archaeological Consulting on July 27, 2005. The project does not involve any land clearing or disturbance in areas not previously disturbed by existing development (Section 20.145.120.B.5 CIP). Development consists of remodeling an existing residence using the existing footprint and constructing a detached garage over an existing paved parking area. A standard condition to monitor the site during construction has been incorporated.
- (g) **Environmentally Sensitive Habitat.** The building site consists of coastal bluff scrub that includes oak woodland as well as native and non-native grassland. As conditioned, the proposed project is consistent with policies of the Big Sur Coastal Implementation Plan dealing with environmentally sensitive habitats (Section 20.145.040 CIP).
- (h) **Geologic Hazards.** The proposed project is consistent with policies of the Big Sur Coastal Implementation Plan dealing with development in hazardous areas (Section 20.145.080 BS CIP). The site is located in a hazardous geologic zone according to Resource Maps, of the Monterey County Big Sur Coast Land Use Plan. A report by Soil Surveys, Inc, concludes that construction of a residence as proposed would be geologically acceptable provided that recommendations noted in this report is included. The report and its recommendations have been incorporated as a condition of approval.
- (i) **LUAC.** On September 27, 2005, the Big Sur Coast Land Use Advisory Committee voted 6-0 to recommend approval of the project as proposed. The Committee expressed concern for visual impact, exterior lighting, soil stability, and exotic plants, but generally found that the applicant had met all requirements. Standard conditions are included that address these concerns.
- (j) **Site Visit.** Project planner conducted on-site inspections to verify that the project on the subject parcel conforms to the plans and reports listed above. Preliminary staking was installed to determine impacts to views from Highway One.

- (k) **Application.** 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 PLN050271/Givens. The text, policies, and regulations in the above documents have been evaluated during the course of the review of the applications. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.

2. **FINDING – COMPLY WITH REGULATIONS:** The proposed Combined Development Permit PLN050271/Fisher-Givens complies with all applicable requirements of Title 20 of Monterey County Codes.

EVIDENCE:

- (a) Materials in project file PLN050271/Fisher-Givens.
- (b) **Codes.** The Planning and Building Inspection Department staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
- 1) Chapter 20.17 of the Monterey County Zoning Ordinance relative to regulations for the Watershed Scenic Conservation “WSC/40-D(CZ)” district in the coastal zone.
 - 2) Chapter 20.44 of the Monterey County Zoning Ordinance relative to Design Approval.
- The project, as conditioned, would have no conflict or inconsistencies with the regulations of these plans or policies.
- (c) **Zoning.** The subject site is located within the “WSC/40-D(CZ)” or Watershed & Scenic Conservation (40 acre minimum) and Design Control zoning district in the Coastal Zone.
- (d) **Site Description.** The project site is 6.4 acres in size and the zoning designation requires a minimum of 40 acres for parcels in this district. The parcel was created prior to adoption of the Local Coastal Program and contains a permitted single family residence. This legal non-conforming parcel meets the minimum 1 acre building site and is a legal lot of record.
- (e) **Permits.** The WSC zone allows administrative review of Coastal Administrative Permits for development of the first single family home on a legal lot of record (Section 20.17.040 CIP), unless combined with a permit that requires review by the Planning Commission (Section 20.82.030 MCC). The WSC zone authorizes the Planning Commission to consider Coastal Development Permits for development within the critical viewshed (Section 20.17.030 CIP).
- (f) **Development Standards.** The project design meets all set back (30 front/20 sides/20 rear) and height (24) requirements for a main structure in the WSC zone. There are no trees located within the building area.
- (g) **No Violation.** 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 (Title 20). No violations exist on the property. Zoning violation abatement cost, if any, have been paid. Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

3. **FINDING – SITE SUITABILITY:** The site is physically suitable for the proposed use.

EVIDENCE:

- (a) **Agency Review.** The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Carmel Highlands Fire Department, Parks Department, and Environmental Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated to the project conditions.
- (b) **Professional Reports.** Reports by a certified Geologist and Engineer indicate that there are no physical or environmental constraints that would indicate the site is not suitable for the proposed use.
- (c) **Site Inspection.** Review of the site determined that the proposed improvements will not present an unsightly appearance, impair the desirability of residences in the same area, limit the opportunity to obtain the optimum use and value of land improvements or impair the desirability of living conditions of the same or adjacent area.

4. **FINDING - PUBLIC ACCESS.** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). The proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 and Section 20.145.150 of the Big Sur Coastal Land Use Plan and Coastal Implementation Plan.

EVIDENCE:

- (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 2, the Shoreline Access Map, of the Big Sur Coast Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visits.

5. **FINDING - CONDITIONS OF APPROVAL:** The conditions of approval comply with the provisions of Title 20, Chapter 20.145.

EVIDENCE:

- (a) The conditions are based on the recommendations of the California Department of Forestry (CDF), Monterey County Water Resources Agency, Monterey County Environmental Health Division and Monterey County Department of Public Works. The conditions incorporate the concerns and recommendations of those various agencies. Additional conditions are required for approval in order to assure that the proposed use and site amenities are compatible with other developments in the area.

6. **FINDING - CEQA/MITIGATED NEGATIVE DECLARATION:** On the basis of the whole record before the Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The mitigated negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE:

- (a) **Initial Study.** The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified several potentially significant effects, but applicant has agreed to conditions and proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the office of PB&I and is hereby incorporated by reference. (PLN050271/Fisher-Givens). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.
- (b) **Mitigated Negative Declaration.** On December 20, 2005, County staff completed an Initial Study for the project (PLN0150271) in compliance with the California Environmental Quality Act (CEQA) and its Guidelines. The Initial Study provides substantial evidence that the project, with the addition of Mitigation Measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on December 21, 2005, noticed for public review, and circulated to the State Clearinghouse from December 22, 2005 to January 20, 2006 (SCH#: 2005121131). The evidence in the record includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:
 - 1. Soil Survey Report. Prepared by Soil Surveys, Inc. July 27, 2005.
 - 2. Preliminary Archaeological Reconnaissance for a portion of APN 418-171-004-000. Prepared by Archaeological Consulting, Mary Doane (B.A.) and Trudy Haversat (RPA).The Planning Commission determines that although the project could have significant impacts, mitigation can reduce these potential impacts to a level of insignificance. Therefore, a Mitigated Negative Declaration is hereby adopted by the Planning Commission.
- (c) **Mitigation Monitoring Program.** A Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The applicant/owner must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.
- (d) **Comments.** All comments received on the Initial Study have been considered.
- (e) **Public Testimony.** The Planning Commission considered public testimony and the initial study at a hearing on March 8, 2006.

7. **FINDING - FISH & GAME FEE:** For purposes of the Fish and Game Code, the project will not have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends.

EVIDENCE:

- (a) **De Minimis Finding.** Staff analysis contained in the Initial Study and the record as a whole indicate the project would not result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. The project

involves adding a second floor and constructing a garage on a paved portion of the driveway currently used for uncovered parking. Therefore, this project is subject to a de minimus exemption and the applicant is not required to pay the Fish and Game fee.

- (b) Initial Study and Negative Declaration contained in File No. PLN050271/Fisher-Givens.

8. **FINDING –APPEAL:** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

- (a) **Board of Supervisors.** Section 20.86.030 of the Monterey County Zoning Ordinance.
- (b) **Coastal Commission.** Section 20.86.080 of the Monterey County Zoning Ordinance. The project is located between the ocean and the first public road, and also involves a use permit for development within the critical viewshed.

DECISION

THEREFORE, it is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 8th day of March, 2006, by the following vote:

AYES: Errea, Brown, Isakson, Padilla, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Wilmot


DALE ELLIS, SECRETARY

A COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAY - 2 2006

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 12 2006

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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 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.

Monterey County Planning and Building Inspection Condition Compliance and Mitigation Monitoring And Reporting Plan	Project Name: <u>Fisher Residence</u>	
	File No: <u>PLN050271</u>	APNs: <u>418-171-004-000</u>
	Approval by: <u>Planning Commission</u>	Date: <u>March 8, 2006</u>

**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		PBD029 - SPECIFIC USES ONLY A Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval for adding a 1,060 sq. ft. second floor and 650 sq. ft. detached garage to an existing residence; 2) A Coastal Development Permit to allow development within the critical viewshed. The property is located at the west end of Robinson Canyon Road, South Forty, Big Sur Area, Coastal Zone. (Assessor's Parcel Number 418-171-004-000). Big Sur Land Use Plan 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)	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless other-wise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 06019) was approved by the Planning Commission for Assessor's Parcel Number 418-171-004-000 on March 8, 2006. The permit was granted subject to 26 conditions of approval, including 1 mitigation measure, 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.	
3		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Soils Conservation Service and the Director of Planning and Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Planning and Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)	1) Provide grading plans that includes an implementation schedule of measures for the preservation and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2) Evidence of compliance with the Implementation Schedule shall be submitted to PBI during the course of construction until project completion as approved by the Director of PBI.	Owner/ Applicant	Prior to Final Inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4		PBD013 - GEOLOGIC CERTIFICATION Prior to final inspection, the geologic consultant shall provide certification that all development has been constructed in accordance with the soils report. (Planning and Building Inspection)	Submit certification by the geological consultant to PBI showing project's compliance with the geological report.	Owner/ Applicant/ Geological Consultant	Prior to Final Building Inspection	
5		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
6		PBD016 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concur- rent with the issuance of building permits, use of the property, filing of the final map, which- ever occurs first and	

<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>
		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. (Planning and Building Inspection)			as applicable	
7		PBD018(A) – LANDSCAPING PLAN & MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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)
8		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Soils report prepared by Soils Surveys, Inc., dated July 27, 2005 and Preliminary Cultural Resources Reconnaissance prepared by Mary Doane, B.A., and Trudy Haversat, RPA, July 27, 2005. Both reports are on record in the Monterey County Planning and Building Inspection Department Library. All development shall be in accordance with these reports." (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI. Submit report by project engineer that recommendations of soils report have been met.	Owner/Applicant	Prior to issuance of grading and building permits Prior to Final	
9		PBD028 - RESTORATION OF NATURAL MATERIALS Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of Planning and Building Inspection. Plans for such restoration shall be submitted to and approved by the Director of Planning and Building Inspection prior to commencement of use. (Planning and Building Inspection)	Submit restoration plans to PBI for review and approval.	Owner/Applicant	Prior to start of use.	
10		PBD030 - STOP WORK - RESOURCES FOUND 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	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	

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)
		for the discovery. (Planning and Building Inspection)				
11		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
12		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)	None	Applicant/ Owner	Ongoing	
13		PBD039 – LIGHTING PLANS (BIG SUR) All exterior lighting shall be unobtrusive, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. <u>Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020, are prohibited.</u> 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection Department)	The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to Issuance of Grading and/or 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>
14		PBD040 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (Planning and Building Inspection)	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of Planning and Building Inspection for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Engineer/ Owner/ Applicant	Prior to Final Inspection	
15		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork.. (Planning and Building Inspection)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
16		WR40 - WATER CONSERVATION MEASURES 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	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>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>
		ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot 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)				
17		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to final building inspection.	

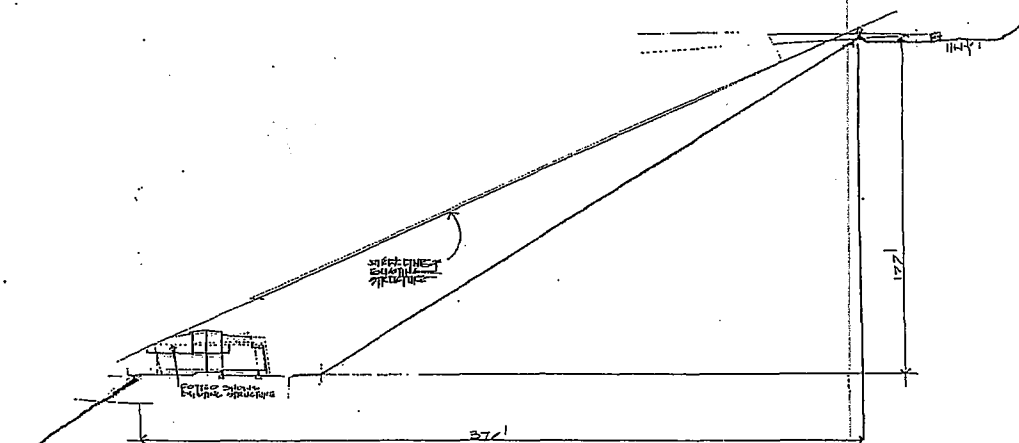
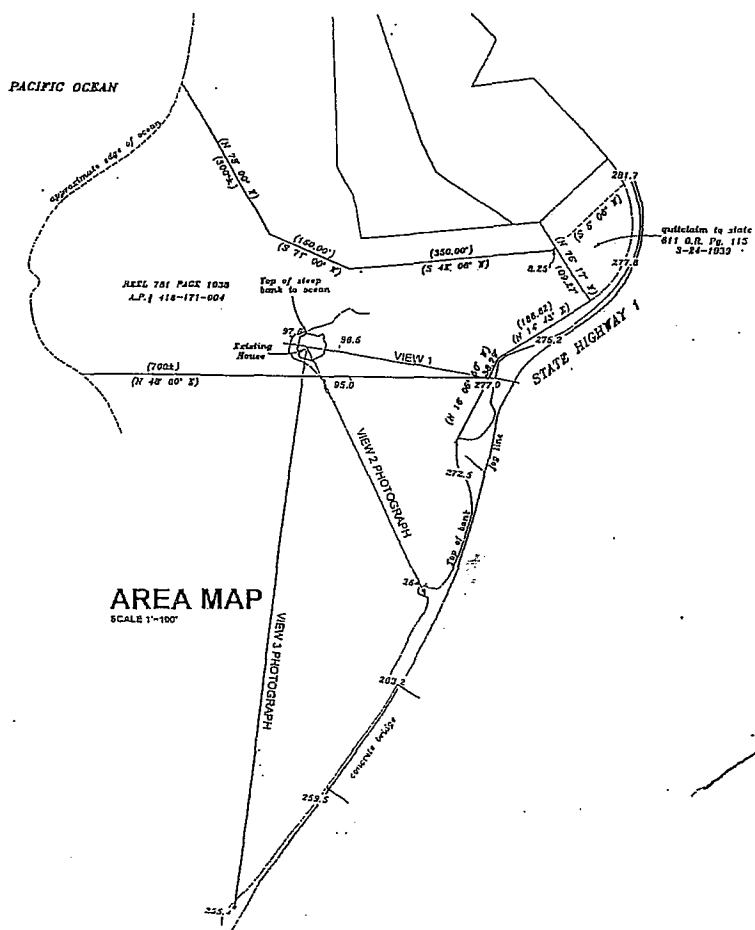
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CDF - Carmel Hill Fire Station)	Applicant shall schedule fire dept. clearance inspection			
18		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (CDF - Carmel Hill Fire Station)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
19		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (CDF - Carmel Hill Fire Station)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
20		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

<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>
		square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (CDF - Carmel Hill Fire Station)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
21		FIRE015 - FIRE HYDRANTS/FIRE VALVES 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. (CDF - Carmel Hill Fire Station)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
22		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (CDF - Carmel Hill Fire Station)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) 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. (CDF - Carmel Hill Fire Station)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
24		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (CDF - Carmel Hill Fire Station)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
25		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) 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 A roof construction. (CDF - Carmel Hill Fire Station)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
26	1	WATER SUPPLY The water supply system serving the subject home shall be brought up to County health and safety standards to the satisfaction of the Environmental Health Division of the health Department.	Submit report to the Environmental Health Division that the water supply meets County standards.	Applicant or Owner	Prior to Issuance of Permits	



VIEW 1 PROFILE & PHOTOGRAPH
SCALE 1"=30'-0"

REVISION

Ro
Life
Archite

P.O. Box
Carmel
California
93921
Phone
625-5587

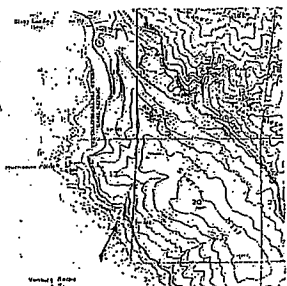
GIVENS
RESIDENCE ADDITION

OWNER
Scott Givens
242 South 50th
Scotts Valley, CA

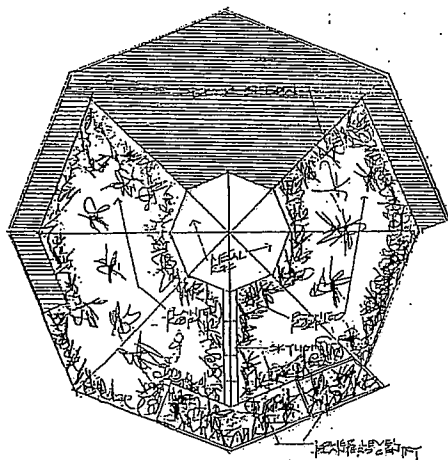
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CHECKED
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7/6/83
BY
JON M
REVIEW

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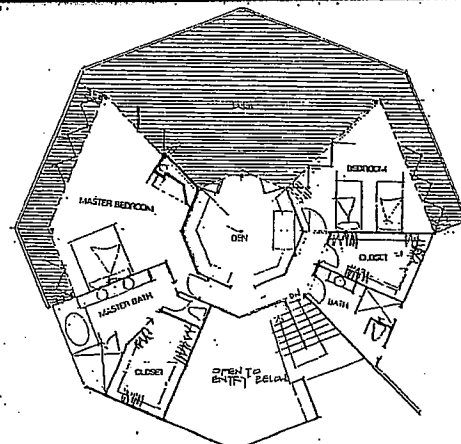


VICINITY MAP



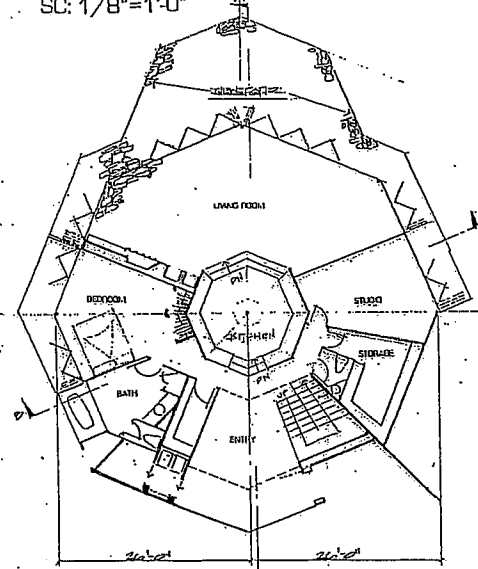
ROOF PLAN

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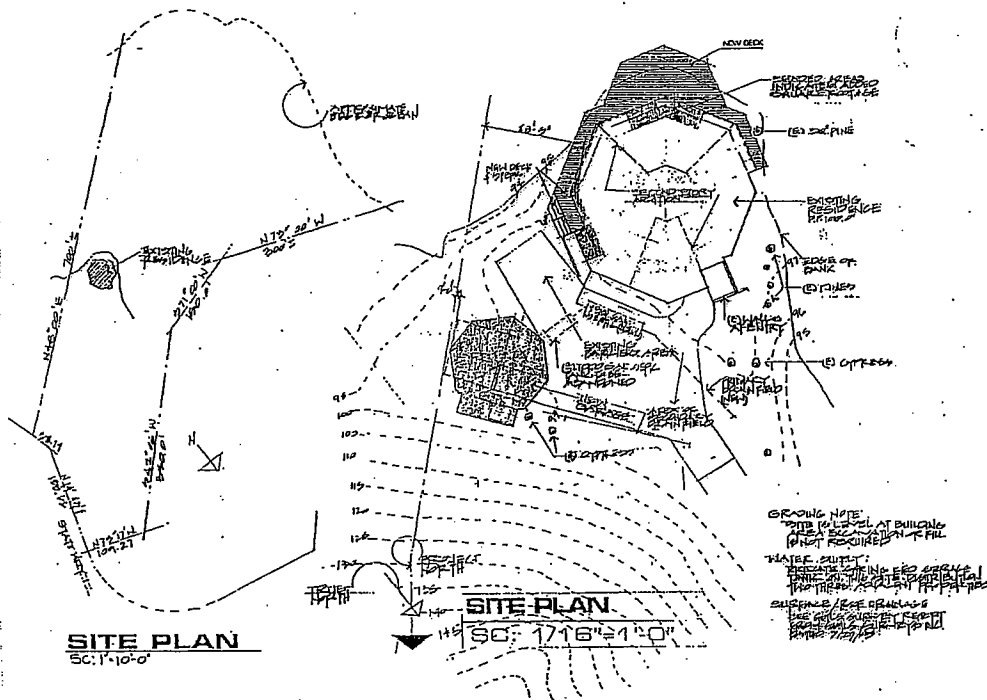
UPPER LEVEL FLOOR PLAN

SC: 1/8"=1'-0"



LOWER LEVEL FLOOR PLAN

SC: 1/8"=1'-0"



SITE PLAN

SC: 1"=10'-0"

SITE PLAN

SC: 1/16"=1'-0"

GRADE NOTE:
THIS LEVEL AT BUILDING
AREA IS TO BE FILL
WATER CULVERT:
EXISTING CULVERT UNDER
THE ROAD, TO BE REMOVED
AND REPLACED WITH
CONCRETE PIPE
SLOPE 1:1

EXISTING BUILDING	EXISTING BUILDING
EXISTING BUILDING	EXISTING BUILDING
EXISTING BUILDING	EXISTING BUILDING
EXISTING BUILDING	EXISTING BUILDING
EXISTING BUILDING	EXISTING BUILDING

BUILDING AND SITE STATISTICS	
Lot Size 0.4 ACRES	
AP# 418-171-004-000	
Zoning WSC240-D(CZ)	
Base Floor Area	
Existing Lower Level	2080 Sq. Ft.
New Upper Level	1260 Sq. Ft.
Total	3340 Sq. Ft.
Garage	650 Sq. Ft.
Total Enclosed	3990 Sq. Ft.

Lot Coverage	
Building	2710 Sq. Ft.
Docks	654 Sq. Ft.
Total	3364 Sq. Ft.
Percentage of Coverage 1.18%	

REVISIONS

Rob
Little
Architects

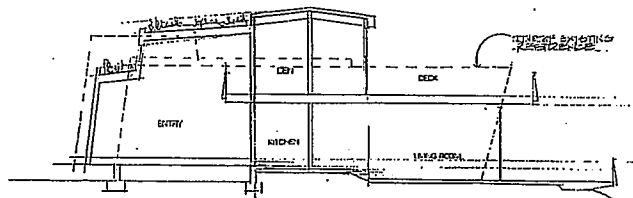
PO Box 3
Carmel
California
93921
Phone
625-5582

GIVENS
ARCHITECTS
ADDITION

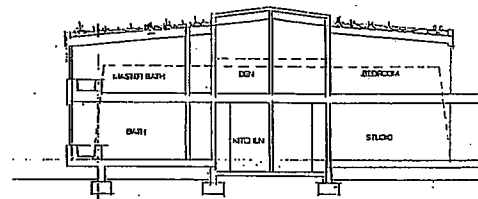
OWNER:
Scott Gilmore
242 South Bay
Sausal Beach, CA

SCHEM

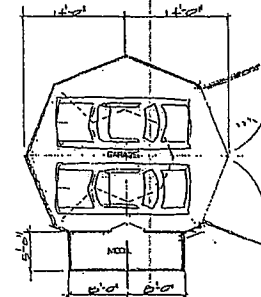
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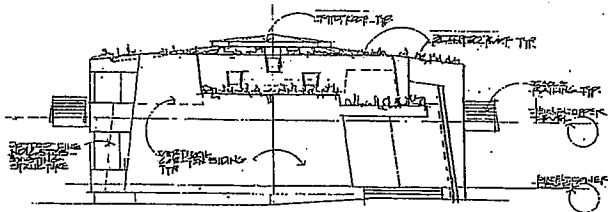
CROSS SECTION A
SC: 1/8"=1'-0"



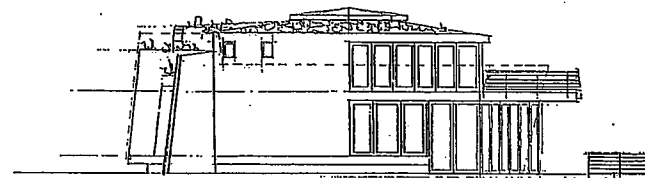
CROSS SECTION B
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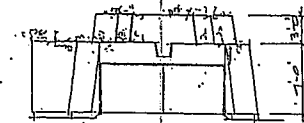
GARAGE FLOOR PLAN
SC: 1/8"=1'-0"



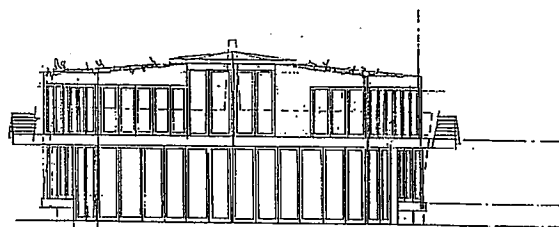
NORTH ELEVATION
SC: 1/8"=1'-0"



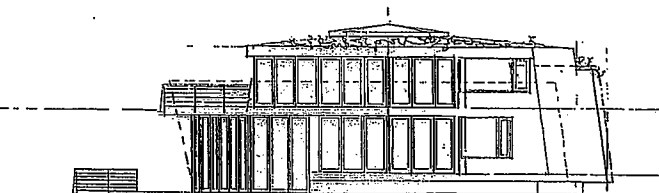
WEST ELEVATION
SC: 1/8"=1'-0"



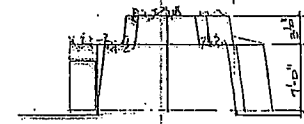
GARAGE ELEVATION
SC: 1/8"=1'-0"



SOUTH ELEVATION
SC: 1/8"=1'-0"



EAST ELEVATION
SC: 1/8"=1'-0"



GARAGE ELEVATION
SC: 1/8"=1'-0"

REVISIONS

ROL
Littel
Architects

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California
93921
Phone
625-5582

GIVENS
GEORGE

OWNER
Scott Givens
242 South Street
Seal Beach, Cal

SCHEM

DATE
2/12/82
SCALE
1/8"=1'-0"

A1