

**Before the Standard Subdivision Committee in and for the
County of Monterey, State of California**

In the matter of the application of:

OCEANVIEW INVESTORS L.P. (PLN090410)

RESOLUTION NO. 11-006

Resolution by the Monterey County Standard Subdivision Committee to recommend the Planning Commission:

- 1) Consider the Addendum to the adopted Negative Declaration;
- 2) Recommend that the Board of Supervisors approve the rezone for Assessor's Parcel Number 173-121-016-000 from VO/B-6-UR-D-S to VO/UR-D-S; and
- 3) Approve the Standard Subdivision Tentative Map and General Development Plan to allow the conversion of an existing two-story 18,425 square foot office building into an office condominium containing seven (7) units with nine (9) balcony easements (B.E. 1-9), four (4) common areas within the building, and one (1) outside common area (Parcel A).

[PLN090410, Oceanview Investors L.P., 24591 Silver Cloud Court, Monterey, Greater Monterey Peninsula Area (APN: 173-121-016-000)]

The Standard Subdivision application (PLN090410) came on for public hearing before the Monterey County Standard Subdivision Committee on March 10, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Standard Subdivision Committee 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;
- Greater Monterey Peninsula Area Plan;
- Greater Monterey Peninsula Area Plan, Inventory and Analysis;
- Monterey County Zoning Ordinance (Title 21); and
- 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 24591 Silver Cloud Court, Monterey

- (Assessor's Parcel Number 173-121-016-000), Greater Monterey Peninsula Area Plan. The parcel is zoned VO/B-6-UR-D-S (Visitor Serving/Professional Office with Building Site Plan Review, Design Control, and Site Plan Review overlay districts). The project does not include a change in the permitted use within the existing building (see subsequent Evidence c). Therefore, the uses remain consistent with the respective zoning district.
- c) On October 12, 2000, the Zoning Administrator adopted a Negative Declaration and approved a Use Permit and Design Approval (PLN000164) for the construction of a two-story 18,425 square foot office building on the subject property. Construction was completed and tenants now occupy the building. The applicant requests to subdivide the interior space of the building (commercial condominium subdivision) to allow the option to sell "units" instead of leasing. The proposed subdivision will not result in a physical change to the land and/or structure.
 - d) Design Control and Site Plan review overlay districts require an additional review of projects if exterior modifications are proposed (see Sections 21.44 and 21.45 of the Monterey County Zoning Ordinance). No exterior modifications to the existing building are proposed; therefore, a Design Approval is not required.
 - e) A B-6 overly district was placed over the subject property as a result of a previous Subdivision (Volume 16, Cities and Towns page 32) for the Laguna Seca Office Park, restricting future subdivisions of the property (21.42.030.F of the Monterey County Zoning Ordinance). The B-6 was required to establish a fixed impact and capacity to the planned infrastructure systems in the project area. When the Laguna Seca Office Park was created, the sewer collection system, sewer plant, water system improvements, underground utility facilities, and improvements to Highway 68 were designed and sized to support the overall buildout. The proposed commercial condominium subdivision does not include an increase in the amount of units within the existing building, nor is the permitted use proposed for modification. Therefore, the subdivision will not result in the increase of water connections, sewer connections, or traffic that already exists. Based on these factors, the applicant proposes to rezone the property and lift the B-6 in order to allow for the project's consistency with the zoning district. The subdivision will remain to be consistent with the purpose of the B-6 as it will not create an additional impact on infrastructure.
 - f) The proposed subdivision is consistent with the Greater Monterey Peninsula Area Plan (GMPAP). Policy No. GMP 3.14 of the GMPAP states that the County will encourage development projects to be served by water from public utilities or mutual water companies. Policies for protection of open space, geology, minerals, soils, water resources, vegetation and wildlife habitats, ocean resources, environmentally sensitive areas, archaeological resources, and energy resources were not identified to pertain to the project.
 - g) The proposed subdivision is consistent with the 2010 Monterey County General Plan. Policy No. LU-1.9 of the 2010 Monterey County General Plan requires residential developments of five (5) or more lots or units

be subject to review by a Development Evaluation System. This also applies to commercial subdivisions with traffic, water, or wastewater impacts similar to a five lot (or more) residential subdivision. Since there will be no change in use or intensity as a result of the proposed subdivision, the project is not subject to review by a Development Evaluation System.

- h) The proposed project is found to be consistent with the Monterey County Subdivision Ordinance (see subsequent Finding No. 6).
- i) The project planner conducted a site inspection on September 7, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- j) The proposed project was referred to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) on September 1, 2010 pursuant to the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. This application warrants referral to the LUAC because the project is not exempt from environmental review. The LUAC voted recommendation of the project with a vote of 5 to 0, with one member absent.
- 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 No. PLN090410.

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, the Monterey County Regional Fire Protection District, Parks, 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) The proposed project was reviewed relative to resource material (Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, the Monterey County Geographic Information System) and no potential impacts caused by the project were identified. Therefore, no reports were required to be submitted as part of the subdivision application.
 - c) Staff conducted a site inspection on September 7, 2010 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 No. PLN090410.

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

property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** a) The project was reviewed by the Monterey County Regional Fire Protection District, Parks, 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 are available. The existing office building is serviced by the Laguna Seca Office Park infrastructure. The subdivision will not require an increase in the existing service connections provided by the water and sewer purveyor, California American Water Company (also refer to Finding No. 1, Evidence e).
- c) Preceding findings and supporting evidence for Project File No. PLN090410.

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 September 7, 2010 and researched County records to assess if any violation exists on the subject property.
- c) 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 No. PLN090410.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously adopted Negative Declaration (ND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted ND.

- EVIDENCE:** a) An ND for the Archer Use Permit and Design Approval (PLN000164) was prepared and adopted by the Zoning Administrator on October 12, 2000 (Resolution No. 000164). The Use Permit and Design Approval allowed the construction of a two-story 18,425 square foot office building on the subject property. The applicant requests to subdivide the interior space of the building (commercial condominium subdivision) to allow the sale of "units" instead of leasing. This will not result in a physical change to the land and/or structure.
- b) An Addendum to the Archer Use Permit and Design Approval (PLN000164) project ND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit G** of the March 10, 2011 Standard Subdivision Committee staff report and reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major

revisions to the prior ND which identified potential impacts caused by the project that were found to be less than significant or to have no impact. Since the proposed subdivision will not result in a change to the physical environment, no new impacts are identified.

- e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the ND was adopted. The proposed subdivision does not result in the intensification of use on the property which would result in an impact to resources identified in the area. Therefore no new reports or information was required to be submitted by the applicant.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

EVIDENCE: a) Pursuant to Section 21.22.030.A.3 (Visitor Serving/Professional Office) of the Monterey County Zoning Ordinance, the proposed subdivision requires a GDP.

- b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Monterey County Regional Fire Protection District, Parks Department, Public Works Department, Environmental Health Bureau, and the Water Resources Agency. The respective departments 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; or the county in general.
- c) A General Development Plan has been developed that includes provisions for uses, hours of operation, employees, parking, site development standards, signs, landscaping, recycling, exterior lighting, and hazardous materials. The GDP is attached hereto as Exhibit 2 and incorporated herein by reference. A condition of approval has been incorporated requiring the applicant to place a note on the plans referring to the approve GDP.
- d) Staff conducted site inspections on September 7, 2010, to verify that the proposed GDP and project are consistent with allowed uses for a professional office site.
- e) Materials in Planning File PLN090410.

7. **FINDING:** **SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code requires that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.

5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

- EVIDENCE:**
- a) Consistency. The project as designed and conditioned is consistent with the 2010 Monterey County General Plan, Greater Monterey Peninsula Area Plan, and the Monterey County Zoning Ordinance. (See Finding Nos. 1 and 6)
 - b) Design. The lot design is consistent with the Lot Design Standards of Section 19.10.030 County Codes.
 - c) Site Suitability. The site is suitable for the proposed project including the type and density of the development (see Finding No. 2 and following Evidence)
 - d) Health and Safety. The proposed project as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (See Finding No. 3 and following Evidence)
 - e) Easements. The subdivision or the type of improvements will not conflict with easements. There are no existing easements that will be affected by the subdivision. However, the applicant proposes easement areas within the building to provide for common areas, exclusive use common areas, and balcony easements. The Public Works Department has conditioned the project to require the applicant to delineate all easements on the recorded Final Map.
 - f) Water Supply. Section 19.10.070 MCC requires that provisions shall be made for such domestic water supply as may be necessary to protect public health, safety, or welfare, that the source of supply is adequate and potable, and that there is proof of a long term water supply with the proposed project. Sections 19.03.015.L and 19.07.020.K MCC requires Water Supply and Nitrate Loading Information in order to assess these conditions. There will be not increase in water service connections as a result of the subdivision (see Finding No. 3, Evidence c).
 - g) Sewage Disposal (Sections 19.03.015.K and 19.07.020.J MCC). There will be not increase in sewer service connections as a result of the subdivision (see Finding No. 3, Evidence c).
 - h) Traffic The Public Works Department has reviewed the proposed subdivision and no traffic concerns were identified.
 - i) Affordable Housing The proposed project does not include residential housing units. Therefore, it is not required to meet the County's Inclusionary Housing Ordinance No. 04185.
 - j) Parks and Recreation The proposed project was referred to the Parks Department for review. Parks has determined that the proposed commercial subdivision does not fall into the requirements of the Quimby Act. Therefore, the project is not required to provide

- recreational facilities onsite or pay fees towards the Regional Parks.
- k) The application, tentative map and supporting materials submitted by the project applicant to the Monterey County RMA-Planning Department for the proposed development are found in Project File No. PLN090410.
 - l) The project planner conducted a site inspection on September 7, 2010.

8. **FINDING:** **APPEALABILITY** - The decision on the proposed subdivision may be appealed to the Board of Supervisors.

EVIDENCE: Section 19.16.020.B of the Monterey County Subdivision Ordinance (Board of Supervisors).

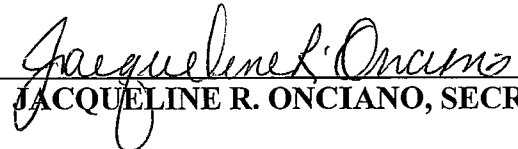
DECISION

NOW, THEREFORE, based on the above findings and evidence, the Standard Subdivision Committee does hereby recommend to the Planning Commission to:

- A. Consider the Addendum to the Negative Declaration;
- B. Recommend that the Board of Supervisors approve the rezone for Assessor's Parcel Number 173-121-016-000 from VO/B-6-UR-D-S to VO/UR-D-S; and
- C. Approve the Standard Subdivision Tentative Map and General Development Plan to allow the conversion of an existing two-story 18,425 square foot office building into an office condominium containing seven (7) units with nine (9) balcony easements (B.E. 1-9), four (4) common areas within the building, and one (1) outside common area (Parcel A), in general conformance with the attached sketch, the attached General Development Plan, and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of March, 2011 upon motion of Committee Member Alinio, seconded by Committee Member McPharlin, by the following vote:

AYES: Alinio, Lutes, McPharlin, Moss, Onciano, Van Horn
NOES: None.
ABSENT: None.
ABSTAIN: None.



JACQUELINE R. ONCIANO, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAR 14 2011**

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 **MAR 24 2011**

~~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 2 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION No. 11-006
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: **OCEANVIEW INVESTORS L.P.**
 File No: **PLN090410** APNs: **173-121-016-000**
 Approved by: **STANDARD SUBDIVISION COMMITTEE**
 Date: **MARCH 10, 2011**

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<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>
RMA – Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090410) allows the Rezone of Assessor's Parcel Number 173-121-016-000 from VO/B-6-UR-D-S to VO/UR-D-S and a Standard Subdivision Tentative Map and General Development Plan to allow the conversion of an existing two-story 18,425 square foot office building into an office condominium containing seven (7) units with nine (9) balcony easements (B.E. 1-9), four (4) common areas within the building, and one (1) outside common area (Parcel A). The property is located at 24591 Silver Cloud Court, Monterey (Assessor's Parcel Number 173-121-016-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

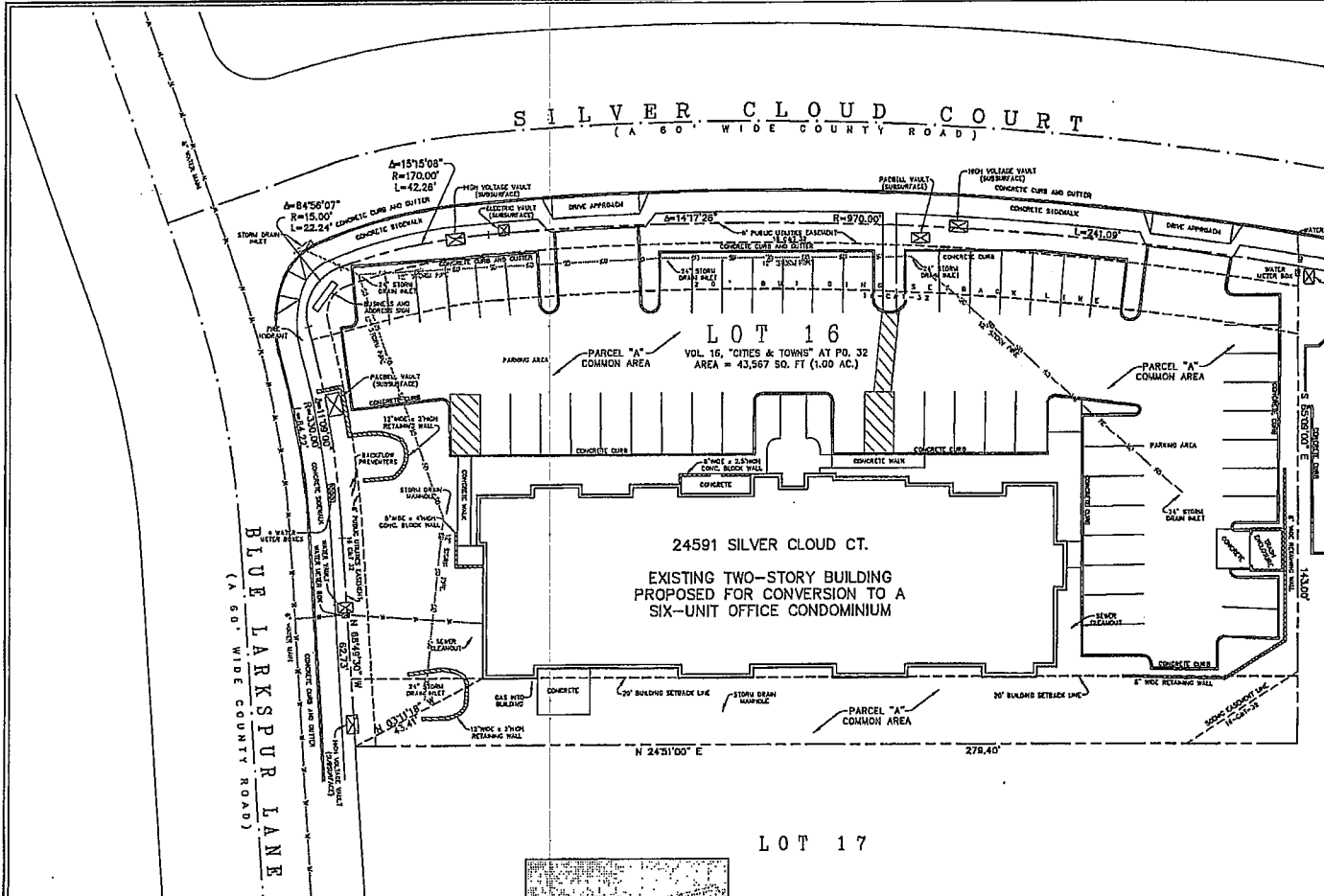
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 11-006) was approved by the Standard Subdivision Committee for Assessor's Parcel Number 173-121-016-000 on March 10, 2011 . The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 2 years, to expire on March 10, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The 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.	Owner/ Applicant	As stated in the conditions of approval	
4.		PDSP001 -GENERAL DEVELOPMENT PLAN (NON-STANDARD) The applicant shall include a note on the Final Map stating that a General Development Plan has been prepared by Oceanview Investments, for Planning File No. PLN090410 and is on record in the Monterey County RMA - Planning Department. All development shall be in accordance with this report." (RMA - Planning Department)	The requirements of this condition shall be included as a not on the final map. Prior to recordation, the final map shall be submitted to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to recordation of Final Map	
Conditions Carried Over From PLN000164						
5.		PSD002 -DESIGN APPROVAL (NON-STANDARD) The applicant shall include a note on the Final Map stating that all exterior design changes, including color changes associated with repainting, re-roofing, and lighting changes, require a Design Approval to be approved by the Planning Commission.(RMA-Planning)	The requirements of this condition shall be included as a not on the final map. Prior to recordation, the final map shall be submitted to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to recordation of Final Map	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		PSD003 - LANDSCAPING (NON-STANDARD) The applicant shall include a note on the Final Map stating that all landscaped areas be continuously maintained in a litter-free, weed-free, healthy growing condition. (RMA-Planning Department)	The requirements of this condition shall be included as a not on the final map. Prior to recordation, the final map shall be submitted to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to recordation of Final Map	
RMA – Public Works Department						
7.		PW0015 – UTILITY’S COMMENTS Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)	Subdivider shall provide tentative map to impacted utility companies for review. Subdivider shall submit utility comments to DPW	Owner/ Applicant	Prior to recordation of Final Map	
8.		PWSP001 – CONDOMINIUM MAP (NON-STANDARD) File a condominium map delineating all existing and required easements or rights-of-way and monument new lines. (Public Works)	Subdivider’s Surveyor shall include all existing and required easements or rights of way on Final Map.	Subdivider/ Surveyor	Prior to recordation of Final Map	
9.		PWSP002 – ROAD AND DRAINAGE MAINTENANCE ASSOCIATION (NON-STANDARD) A property owners association or other responsible entity shall be legally formed and maintained, and a fee program to fund operation and maintenance shall be implemented. The association shall be responsible for the maintenance of site for road, drainage, and common areas. The Public Works Department shall be provided a copy of the fully executed and recorded documentation for the formation of the property owners association and appropriate documentation shall be recorded against each parcel within the subdivision. (Public Works)	Subdivider’s Surveyor shall include all existing and required easements or rights of way on Final Map.	Subdivider/ Surveyor	Prior to recordation of Final Map	
			Subdivider shall submit documentation to DPW for formation of homeowners association or other entity to maintain roads and drainage improvements.	Subdivider/ Surveyor	Concurrent with recordation of Final Map	
			Appropriate documentation shall be recorded against each parcel within the subdivision.	Subdivider/ Surveyor	Subsequent to recordation of Final Map	
Environmental Health Bureau						
10.		EH40 - MEDICAL WASTE Storage, transportation, and disposal of biohazardous/medical wastes shall be in compliance	The operation shall register and shall maintain a valid permit from the Division of Environmental Health.	Owner/ Applicant	Prior to issuance of building	

<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>
		with of Title 22, Division 20, Chapter 6.1 of the California Code of Regulations. (Environmental Health)			permits/ Continuous condition	
Monterey County Regional Fire District						
11.		<p>FIRESPO01 – PROPERTY OWNERS ASSOCIATION (NON-STANDARD)</p> <p>A property owners association shall be legally formed and maintained. The association shall be responsible for the maintenance of site and system plans and/or information, maintenance and repair of all fire protection systems and their appurtenances, including but not limited to fire sprinklers and fire alarm. The association shall also maintain fire department access (driveway, parking lot, etc.), as well as building/suite addresses and other required signage. A representative of the property owners association shall be designated as an emergency contact person. The association shall send to the fire department written notification of any change in association representatives and/or emergency contact persons. The fire department shall be provided a copy of the fully executed and recorded documentation for the formation of the property owners association. (Monterey County Rural Fire Protection District)</p>	Prior to approval of Final Map, applicant shall provide to the Monterey County Regional Fire District a fully executed and recorded documentation of the formation of the condominium or property owners association	Owner/ Applicant	Prior to recordation of Final Map	

END OF CONDITIONS

Rev. 08/25/2010



SILVER CLOUD COURT
(A 60' WIDE COUNTY ROAD)

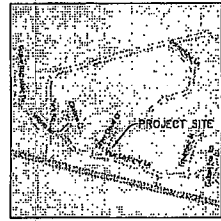
BLUE LARKSPUR LANE
(A 60' WIDE COUNTY ROAD)

LOT 15

LOT 17

NOTES:

1. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. BUILDINGS AND OTHER SITE PLANNETRY SHOWN HEREON FROM OTHER SOURCES.



VICINITY MAP
N.T.S.



TENTATIVE PARCEL MAP
AND
PRELIMINARY CONDOMINIUM PLAN
OF
LOT 16 IN TRACT NO. 1068,
"LAGUNA SECA OFFICE PARK"
VOL. 16, "CITIES AND TOWNS" AT PG. 32
RECORDS OF MONTEREY COUNTY

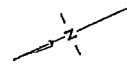
COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Oceanview Investments

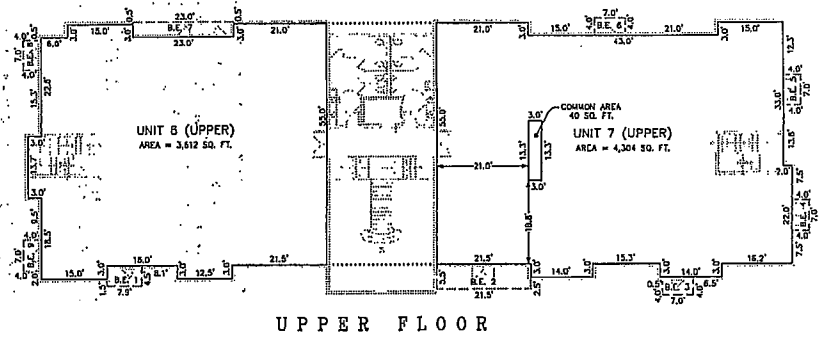
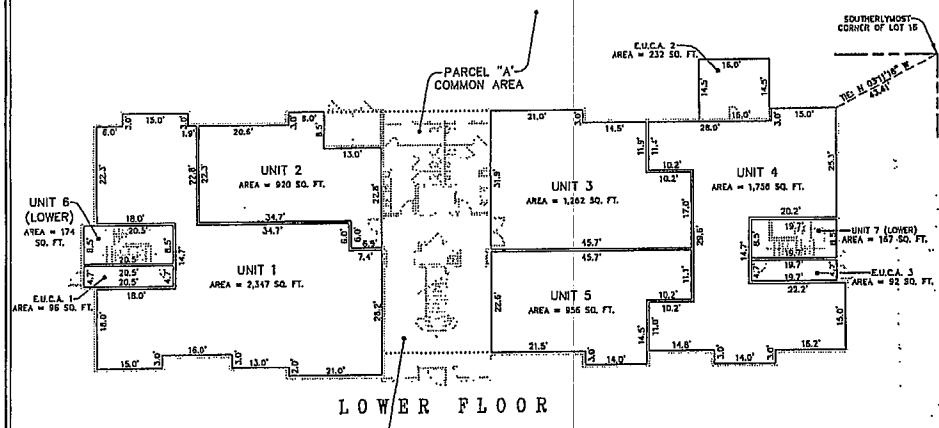
BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
PHONE: (831) 384-4939
FAX: (831) 384-4931

SCALE: 1" = 20' JOB No. 09-03 FEBRUARY 2009
PREPARED BY: DRE

APN 173-121-016
UPDATED FEB. 2, 2010 SHEET 1 OF 2



SCALE: 1" = 16'



LOWER FLOOR

UPPER FLOOR

AREA TABULATION

	UNIT	FLOOR AREA (SQ. FT.)
UNITS	UNIT 1	2,317
	UNIT 2	920
	UNIT 3	1,262
	UNIT 4	1,756
	UNIT 5	956
	UNIT 6 (LOWER)	174
	UNIT 7 (LOWER)	167
COMMON AREAS	E.U.C.A. 1	96
	E.U.C.A. 2	232
	E.U.C.A. 3	92
BLDG. FOOTPRINT		9,725

24591 SILVER CLOUD CT.

AREA TABULATION

	UNIT	FLOOR AREA (SQ. FT.)
UNITS	UNIT 6 (UPPER)	3,612
	UNIT 7 (UPPER)	4,304
BALCONY EASEMENTS	B.E. 1	36
	B.E. 2	118
	B.E. 3	28
	B.E. 4	28
	B.E. 5	28
	B.E. 6	28
	B.E. 7	81
	B.E. 8	28
	B.E. 9	28
COMMON AREA		40
SECOND FLOOR AREA		9,657

NOTES:

1. ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. BUILDINGS AND OTHER SITE PLANIMETRY SHOWN HEREON FROM OTHER SOURCES.
3. E.U.C.A. = EXCLUSIVE USE COMMON AREA.
4. B.E. = BALCONY EASEMENT.

TENTATIVE PARCEL MAP
AND
PRELIMINARY CONDOMINIUM PLAN
OF
LOT 16 IN TRACT NO. 1068,
"LAGUNA SECA OFFICE PARK"
VOL. 16, "CITIES AND TOWNS" AT PG. 32
RECORDS OF MONTEREY COUNTY

COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Oceanview Investments

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE 11-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-1930
Fax: (831) 394-1931

SCALE: 1" = 16' JOB No. 09-03 FEBRUARY 2009
DRAWN: DR2

APN 173-121-016
UPDATED FEB. 2, 2010 SHEET 2 OF 2

EXHIBIT 2

GENERAL DEVELOPMENT PLAN

24591 Silver Cloud Court

Monterey, CA 93940

PLN # 090410

The subject property is an existing office building located in the Laguna Seca Office Park, Monterey, CA. This building was built in 2003. No physical changes to the interior or exterior will occur as a result of approval of this application as it is just a mapping/parcel map being proposed.



Purpose of the current submittals are to merely place a parcel map which encompass the existing office spaces in the building to allow for the occupants of such space to purchase their office space. The parcel size is just under an acre and all of the landscaping has matured.

GENERAL DEVELOPMENT PLAN

PLN #090410

PAGE TWO

USES: Uses will remain as currently occupied, as professional office space. At the current time there are two law firms and one medical practice in the building, with two units being available for lease.

HOURS OF OPERATION: Hours of operation will remain as current, with most of the tenants starting their work day around 8:00 AM and concluding same by 6:00PM. Typically there is very little activity at the property on weekends. No change in hours of operation are anticipated.

EMPLOYEES: Currently there are about 25 occupants of the subject building, plus normal visitors.

PARKING: Parking is consistent with the building plans as submitted and approved by the County of Monterey in 2002. The site plan which is attached hereto shows 53 parking spaces on site plus there is available street parking on Silver Cloud Court. No changes will be made to the approved parking.

SITE DEVELOPMENT STANDARDS: Existing building, which was completed in 2003 as approved by the County of Monterey. No physical changes will be made to the site.

SIGNS: Signs on the site are as approved by the County of Monterey. No changes are anticipated.

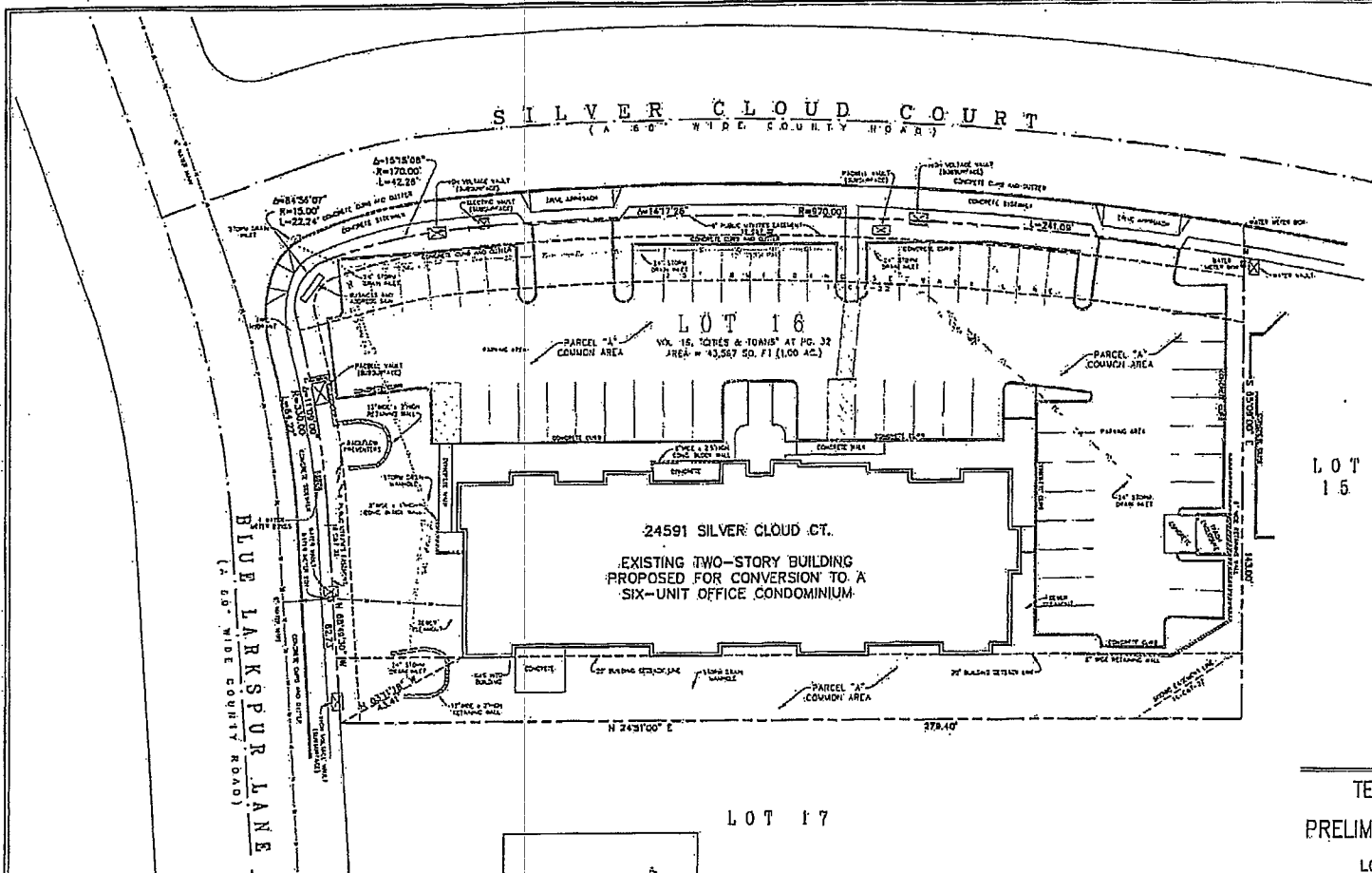
LANDSCAPING PLAN: All landscaping was installed pursuant to the approved 2002 plans and permits. All landscaping has grown to maturity, as per above photograph. No changes will be made to the landscaping.

RECYCLING: Currently the building has separate dumpsters for trash, cardboard and recyclable materials which is serviced by the Waste Management as part of their contract to provide service to this part of Monterey County. No changes will be made to the existing recycling program in place.

EXTERIOR LIGHTING PLAN: All exterior lighting was installed as on the approved 2002 plans and permits. No changes will be made to the exterior lighting.

HAZARDOUS MATERIALS: A hazardous materials Questionnaire was completed as part of the original 2002 plans and permits. Currently the building is used for professional office purposes, with no changes anticipated.





BLUE LARKSPUR LANE
(A 50' WIDE COUNTY ROAD)

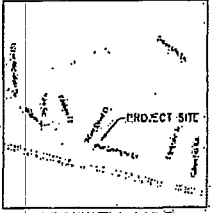
SILVER CLOUD COURT
(A 60' WIDE COUNTY ROAD)

LOT 16
VOL. 16, "CITIES & TOWNS" AT PG. 32
AREA = 43,567 SQ. FT (1.00 AC.)

LOT 15

24591 SILVER CLOUD CT.
EXISTING TWO-STORY BUILDING
PROPOSED FOR CONVERSION TO A
SIX-UNIT OFFICE CONDOMINIUM

LOT 17



VICINITY MAP
N.T.S.

NOTES:

1. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. BUILDINGS AND OTHER SITE PLANIMETRY SHOWN HEREON FROM OTHER SOURCES.



TENTATIVE PARCEL MAP
AND
PRELIMINARY CONDOMINIUM PLAN
OF
LOT 16 IN TRACT NO. 1068,
"LAGUNA SECA OFFICE PARK"
VOL. 16, "CITIES AND TOWNS" AT PG. 32
RECORDS OF MONTEREY COUNTY

COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Oceanview Investments

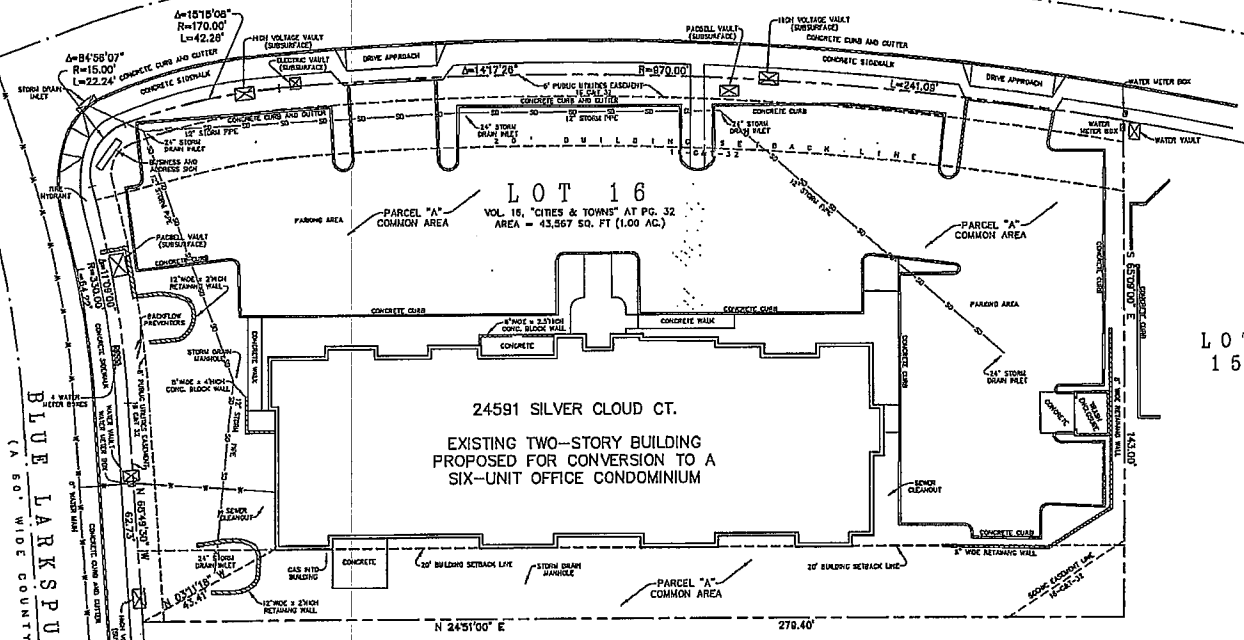
BY
CENTRAL COAST SURVEYORS
5 HAYWARD COURT, SUITE 4-11 MONTEREY, CALIFORNIA 93940
PHONE: (831) 334-4920
FAX: (831) 334-4931

SCALE: 1" = 20' JOB NO. 09-03 FEBRUARY 2009

APN 173-121-016
UPDATED: FEB. 2, 2010 SHEET 1 OF 2

EXISTING PARKING LAYOUT PNL 090410

SILVER CLOUD COURT
(A 60' WIDE COUNTY ROAD)



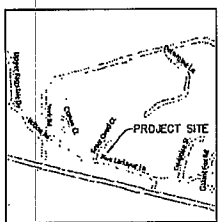
LOT 16
VOL. 16, "CITIES & TOWNS" AT PG. 32
AREA = 43,567 SQ. FT (1.00 AC.)

24591 SILVER CLOUD CT.
EXISTING TWO-STORY BUILDING
PROPOSED FOR CONVERSION TO A
SIX-UNIT OFFICE CONDOMINIUM

LOT 15

BLUE LARKSPUR LANE
(A 50' WIDE COUNTY ROAD)

LOT 17



VICINITY MAP
N.T.S.

NOTES:

1. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. BUILDINGS AND OTHER SITE PLANIMETRY SHOWN HEREON FROM OTHER SOURCES.



**TENTATIVE PARCEL MAP
AND
PRELIMINARY CONDOMINIUM PLAN**

OF
LOT 16 IN TRACT NO. 1068,
"LAGUNA SECA OFFICE PARK"
VOL. 16, "CITIES AND TOWNS" AT PG. 32
RECORDS OF MONTEREY COUNTY

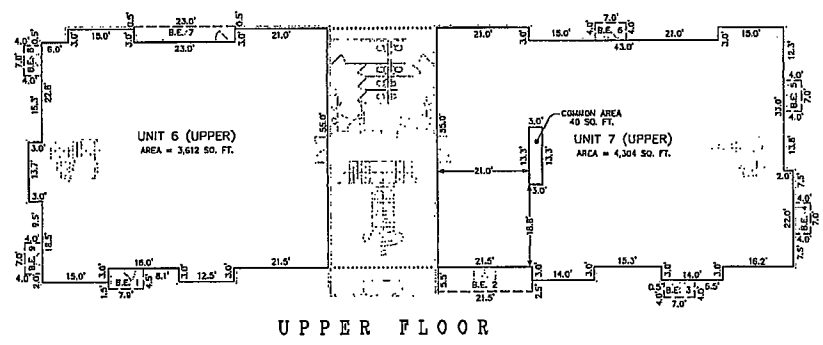
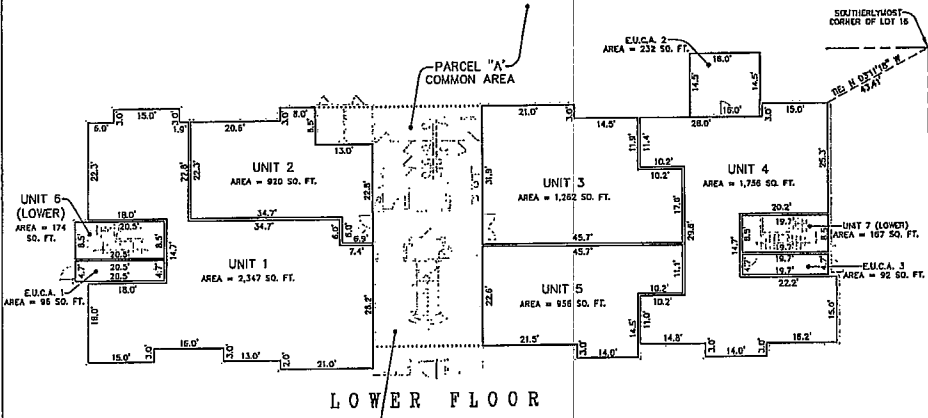
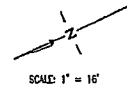
COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Oceanview Investments

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone (831) 334-4930
Fax (831) 334-4931

SCALE: 1" = 20' JOB No. 09-03 FEBRUARY 2009
PREPARED BY: DRZ

APN 173-121-016
UPDATED FEB. 2, 2010 SHEET 1 OF 2



AREA TABULATION

UNIT	FLOOR AREA (SQ. FT.)
UNIT 1	2,347
UNIT 2	920
UNIT 3	1,262
UNIT 4	1,756
UNIT 5	956
UNIT 6 (LOWER)	174
UNIT 7 (LOWER)	167
COMMON AREAS	
E.U.C.A. 1	96
E.U.C.A. 2	232
E.U.C.A. 3	92
BLDG. FOOTPRINT	9,725

AREA TABULATION

UNIT	FLOOR AREA (SQ. FT.)
UNIT 6 (UPPER)	3,612
UNIT 7 (UPPER)	4,304
BALCONY EASEMENTS	
B.E. 1	36
B.E. 2	116
B.E. 3	28
B.E. 4	28
B.E. 5	28
B.E. 6	78
B.E. 7	81
B.E. 8	28
B.E. 9	28
COMMON AREA	40
SECOND FLOOR AREA	9,657

24591 SILVER CLOUD CT.

NOTES:

1. ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. BUILDINGS AND OTHER SITE PLANIMETRY SHOWN HEREON FROM OTHER SOURCES.
3. E.U.C.A. = EXCLUSIVE USE COMMON AREA.
4. B.E. = BALCONY EASEMENT.

TENTATIVE PARCEL MAP
AND
PRELIMINARY CONDOMINIUM PLAN
OF
LOT 16 IN TRACT NO. 1068,
"LAGUNA SECA OFFICE PARK"
VOL. 16, "CITIES AND TOWNS" AT PG. 32
RECORDS OF MONTEREY COUNTY

COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Oceanview Investments

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93540
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 09-03 FEBRUARY 2009
PREPARED BY: DRZ

APN 173-121-016
UPDATED FEB. 2, 2010 SHEET 2 OF 2

PROOF OF SERVICE

I am employed in the County of Monterey, State of California. I am over the age of 18 years and not a party to the within action. My business address is 168 W. Alisal Street, 2nd Floor, Salinas, California.

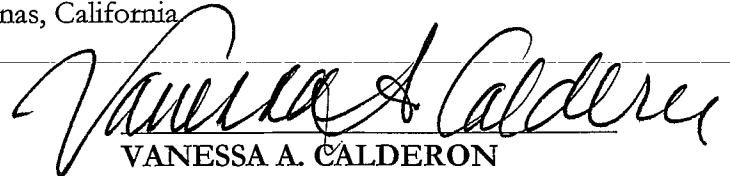
On **Monday, March 14, 2011** I served a true copy of the following document:

- RESOLUTION NO. **10-006** OCEANVIEW INVESTORS (PLN090410)
- NOTICE OF APPEAL AND INSTRUCTIONS

on the interested parties to said action by the following means:

- (BY HAND-DELIVERY)** By causing a true copy thereof, enclosed in a sealed enveloped, to be hand-delivered.
- (BY MAIL)** By placing a true copy thereof, enclosed in a sealed envelope, for collection and mailing on that date following ordinary business practices, in the United States Mail at the Resource Management Agency Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, California, addressed as shown below. I am readily familiar with this business's practice for collection and processing of correspondence for mailing with the United States Postal Service, and in the ordinary course of business, correspondence would be deposited with the United States Postal Service the same day it was placed for collection and processing.
- (BY OVERNIGHT DELIVERY)** By placing a true copy thereof, enclosed in a sealed envelope, with delivery charges to be billed to the Resource Management Agency, Planning Department, to be delivered by Overnight Delivery.
- (BY FACSIMILE TRANSMISSION)** By transmitting a true copy thereof by facsimile transmission from facsimile number (831) 757-9516 to the interested parties to said action at the facsimile number(s) shown below.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on **Monday, March 14, 2011**, at Salinas, California


VANESSA A. CALDERON

Place address(es) mailed to here:

AGENT:

LOSTROM ERNEST
C/O LOSTROM & CO. INC.
30 RYAN COURT
MONTEREY CA 93940