

# Exhibit A

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# DRAFT RESOLUTION

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

In the matter of the application of:

**HONEYMAN BRUCE W & ELIZABETH H TRS (PLN230113)**

### **RESOLUTION NO. 24---**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project exempt from CEQA pursuant to Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit to allow the transient use of a residential property for remuneration.

[PLN230113 Honeyman Bruce W & Elizabeth H TRS., 14318 Hitchcock Rd, Carmel Valley, Carmel Valley Master Plan, (Assessor's Parcel Number 417-032-010-000)]

**The Honeyman Bruce W & Elizabeth H TRS. application (PLN230113) came before the Monterey Planning Commission on May 8, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

### **FINDINGS**

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for transient use for remuneration.  
**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;
    - Carmel Valley Master Plan; and the
    - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. Staff has reviewed the contents of the application, and the County finds that the project is consistent with the text, policies, and regulations in the applicable documents.
  - b) Allowed Uses. The property is located at 14318 Hitchcock Rd, Carmel Valley, (Assessor's Parcel Number 417-032-010-000), Carmel Valley Master Plan. The parcel is zoned Permanent Grazing, 40 acres per unit with Design Control, Site and Residential Allocation Zoning District Overlays (PG/40-D-S-RAZ) which allows for transient use of an existing residential property (single-family dwelling) for remuneration subject to an Administrative Permit. The regulations of the "D", "S" and "RAZ" do not apply to this project

since there is no additional development being proposed. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The property is shown in its current size and configuration as Parcel D on the Record of Survey, Volume 7, page 158. Therefore, the County recognizes the property as a legal lot of record.
- d) Suitability. The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed project. Conditions recommended have been incorporated.
- e) The applicant has applied for an Administrative Permit to allow transient use of the subject residential property and the project has been conditioned to comply with the requirements found in Monterey County Code (MCC) Section 21.64.280.D.2 pertaining to the minimum rental period(s), on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the attached Operations Plan, limits the subject property to one rental contract with rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 4 guests.
- f) Pursuant to MCC Section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code. The main residence has 2 bedrooms, 1.5 bathrooms and 1 kitchen. Under the Uniform Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom. The property owner is proposing a maximum of 4 occupants to stay at their property at a time. The two bedrooms are each 176 square feet; both bedrooms can support 2 individuals each. Therefore, as proposed, the project is consistent with applicable MCC and California Housing Standards.
- g) The owners do not reside on the property and pursuant to MCC Section 21.64.280.D.2.d, the attached Operational Plan identifies the 24-hour point of contact for all guests. A local property manager who resides within twenty-five miles of the property, will be available to respond tenant and neighborhood questions or concerns during transients use. Contact information for the local property manager has been provided to HCD-Planning and will be available to renters. The property manager will be available twenty-four hours a day seven days a week to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the Administrative Permit.
- h) Parking. Adequate parking spaces will be provided: 4 total spaces are available; 2 cars may park at the top of the driveway and 2 cars may park on the flat area of the property near the entrance. No street parking is proposed.

- i) Conditions of Approval. Pursuant to MCC Section 21.64.280, the County may apply conditions of approval to ensure use of a single-family dwelling for transient use does not result in adverse impacts to the neighborhood and to maintain integrity of the zoning district. To protect the public, health, welfare, as well as the residential character of the neighborhood, additional conditions have been applied to expressly prohibit events on the property. A Deed Restriction has been applied to ensure all the applicable conditions run with the land (Condition No. 4). Additionally, a condition has been added that this permit will expire 3 years from the day it was granted. The applicant could apply to extend the permit before its expiration. That permit would be subject to the rules in place at the time the extension is considered. The purpose of the expiration date is to provide for review of the approved use to ensure that it remains compliant with the terms of this permit and that such use is not detrimental to the neighborhood.
- j) Land Use Advisory Committee. Based on the short-term rental project review preferences expressed by the Planning Commission during 2023 reviews and the Land Use Advisory Committee (LUAC) guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the Carmel Valley LUAC. On March 7, 2024, staff routed the project to the LUAC for the April 1, 2024 meeting and the LUAC voted unanimously to support the project as proposed. (**Exhibit C**)
- k) Neighborhood Compatibility. MCC Section 21.64.280.D.2.g states that the applicant shall provide notice to any affected homeowners' association. The applicant notified HCD-staff that the subject property is not located within an area governed by a homeowners' association. However, as demonstrated in Evidence "I" below, staff received comment letters from adjacent property owners stating that they have been aware of the short term rental operation and have had no issues with transient guests. The proposed project provides more than the required number parking spots to ensure that vehicles will not overflow onto the private driveway. As stated in the attached Operations Plan, the property is subject to and will abide by Monterey County's Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00PM and 7:00AM the following morning. Short-term rentals are not exempt from this ordinance. The attached Operations Plan lists quiet time hours consistent with Chapter 10.60. Through adoption of the Transient Use of a Residential Property for Remuneration Ordinance (No. 5135), the Board of Supervisors found that the "use permitted pursuant to this ordinance, as regulated, will not constitute a substantial adverse physical change to the environment or any substantive change in the intensity of use of existing single family dwellings." For the above reasons, the proposed project is considered a compatible use with the surrounding neighborhood.
- l) Public Comment. A letter was received on February 1<sup>st</sup>, 2024. Debra Buonaguidi, an immediate neighbor, expressed support of the administrative approval of PLN230113.

Another email letter from the public was received on February 3<sup>rd</sup>, 2024. This letter was submitted by immediate neighbor Bart Quirinale expressing complete support of the subject applicants seeking a permit to operate a short-term rental.

Another email letter from the public was received on February 7<sup>th</sup>, 2024. Patrick Treanor immediate neighbor expressed support of the administrative approval of PLN230113.

The three letters are included in **(Exhibit B)**.

- m) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN230113.

**2. 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 HCD-Planning, the Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services and the Environmental Health Bureau. The respective 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) Water for the property is, and will continue to be, provided by California American Water. The property has an onsite septic system with a leach field that supports the single-family dwelling. Environmental Health Bureau reviewed the submitted materials including an Onsite Wastewater Treatment System report and utility bills to determine the property has adequate water and sewage management to serve the proposed short-term rental.
  - c) This project was reviewed by the Monterey County Regional Fire Protection District and was found to be safe and suitable for the use proposed. No conditions were applied as applicant provided the proper number of smoke alarms.
  - d) To address emergency situations, the attached Operations Plan includes an evacuation map which must be placed in a location that is easy to access by renters.
  - e) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN230113.

**3. 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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

- b) Staff reviewed aerial imagery (Google Maps & Monterey County GIS) and did not identify any violations on the property.
- c) The applicant submitted an application for an Administrative permit to allow transient use of a residential property for remuneration to bring their property into compliance with Monterey County Code. The County has never received a complaint regarding the property and there is no record of any code enforcement cases related to this property.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN230113.

**4. FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts operation of existing private structures, involving negligible or no expansion of an existing use.
  - b) The applicant proposes operation of an existing residential single-family dwelling for transient use for remuneration and does not propose any additional development and/or expansion of the existing structure, no physical changes to the environment will occur. All facilities are existing and have been confirmed by other agencies to be adequate for this use. Limiting the number of occupants for the transient use and the duration and frequency of the use will not intensify the existing use of the property. Potential social and economic impacts of short-term rentals are not required to be addressed in CEQA. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. Potential impacts of short-term rentals on long-term housing are not a unique circumstance that would result in significant effort or result in result in a cumulative significant impact to disqualify the use of a categorical exemption. There are currently 5,033 residential dwellings in Carmel Valley Master Plan area and 30 short-term rental applications in this same area on file with the County of Monterey. Eight of these applications have been approved, 22 are in different stages of the planning review process. If all these applications were to be approved, short-term rentals would make up 0.6% of the residences in Carmel Valley. Given the limited number of short-term rentals, the application of regulations that address cumulative concerns, and the negligible effects of short-term use compared to

long-term occupancy of residential structures, exceptions to categorical exemptions due to potential cumulative considerations are not warranted. None of these numbers reflect short term rentals that are operating without a permit.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project found in Project File PLN230113.

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

**EVIDENCE:** Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission's approval for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.



**DECISION**

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

- A. Find the project qualifies for an exemption from CEQA per Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- B. Approving an Administrative Permit to allow the transient use of a residential property for remuneration.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of May, 2024, upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Melanie Beretti, AICP  
Planning Commission Secretary

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

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

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

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230113

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Administrative permit (PLN230113) allows transient use of residential (single family dwelling) property for remuneration. The property is located at 14318 Hitchcock Rd, Carmel Valley (Assessor's Parcel Number 417-032-010-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit (Resolution Number \_\_\_\_\_) was approved by the Monterey County Planning Commission for Assessor's Parcel Number \*\*\* on May 8, 2024. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. CC01 INDEMNIFICATION AGREEMENT

**Responsible Department:** County Counsel-Risk Management

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance 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. (County Counsel-Risk Management)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

### 4. PD017 - DEED RESTRICTION-USE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested use. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

## 5. PDSP001 - NO EVENTS ALLOWED

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an on-going basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the property shall only be rented for residential-related use.

## 6. PDSP002 - PERMIT LIMITATION OF THE TRANSIENT USE OF A RESIDENCE

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This permit is valid for 3 years and shall expire on May 8, 2027, unless an extension is granted. Approval of this Administrative Permit is limited to 3 years to provide an adequate, on-going review of the approved transient use of the residential property for remuneration.

Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 section 21.70.120. The appropriate authority to consider this extension shall be the Chief of Planning. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21; 2) that the nature and character of the neighborhood has not changed so to cause the transient use to be detrimental to the area; and 3) an opportunity for Planning staff's review for ongoing compliance with the Administrative Permit's conditions of approval.

**Compliance or Monitoring Action to be Performed:** The applicant shall commence and operate the authorized use to the satisfaction of the HCD-Chief of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

**MONTEREY COUNTY GENERAL NOTES**

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT. (SECTION 6 (L), ORD. 3522)  
 ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE. (SECTION 6 (K), ORD. 3522)  
 NO PORTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED OR OTHER SUBSTITUTABLE WATER APPROVED BY THE MONTEREY COUNTY PLANNING DEPARTMENT AND APPROPRIATE FOR SUCH USE. (SECTION 6 (K), ORD. 3522)  
 AS OF JULY 1, 1986, THE USE OF SOLDERS CONTAINING MORE THAN TWO TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEMS IS PROHIBITED. (SB 164)  
 ADDRESS TO BE POSTED PER ORD. 3600, ACCESS, ROADS AND DRIVEWAYS TO BE ADHERE TO ORD. 3600.

**TREE CARE DURING CONSTRUCTION**

TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING MEASURES SHALL BE ADHERED TO:

- 1) AROUND EACH TREE OR GROUP OF TREES TO BE PRESERVED ADJACENT TO THE CONSTRUCTION AREA, A BOUNDARY OF ORANGE SNOW NETTING OR HIGH VISIBILITY PLASTIC FENCING SUPPORTED BY WOOD OR METAL STAKES SHALL BE ERRECTED ALONG THE APPROXIMATE DRIP LINES OF RETAINED TREES TO DEFINE THE CONSTRUCTION PROJECT BOUNDARY. WHERE APPROVED CONSTRUCTION WILL OCCUR WITHIN TREE DRIP LINES, SUCH FENCING SHOULD BE ERRECTED AS CLOSE TO THE ACTUAL CONSTRUCTION FEATURE AS POSSIBLE IN ORDER TO MAINTAIN THE MAXIMUM AMOUNT OF UNDISTURBED AREA.
- 2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES IS PERMITTED BEYOND THE CONSTRUCTION BOUNDARY SO IDENTIFIED. NO SOIL MAY BE REMOVED FROM WITHIN THE DRIP LINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL SHOULD EXCEED 2" WITHIN THE DRIP LINES OF TREES, UNLESS ITS PART OF APPROVAL CONSTRUCTION AND IS REVIEWED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST. BECAUSE EXISTING OAKS ARE SENSITIVE TO THE ADDITION OF HILL EXCAVATED MATERIAL MUST EITHER BE REMOVED FROM THE SITE, INCORPORATED AS ENGINEERED FILL BENEATH DRIVEWAY, PARKING AREAS OF THE STRUCTURE, OR RETAINED AWAY FROM OAK TRUNKS (A MINIMUM OF 1 FOOT CLEARANCE) AND AS MUCH OF THE ROOTING AREA AS POSSIBLE.
- 3) BANK INJURY TO ANY TREE FROM EQUIPMENT IS NOT ACCEPTABLE AND IS PREVENTED BY PROPER INSTALLATION OF PROTECTIVE FENCING AND NO INTRUSIONS WITHIN IT DURING CONSTRUCTION.
- 4) NO SIGNIFICANT TREE AS DEFINED BY COUNTY CODE MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED UNDER THIS MANAGEMENT PLAN OR COUNTY REGULATIONS.
- 5) ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED AND RECOVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH.
- 6) TRIMMING WILL BE REQUIRED OF ONE RETAINED TREES TO PERMIT CONSTRUCTION. ALL TREE WORK SHALL BE MONITORED BY A QUALIFIED FORESTER OR CERTIFIED ARBORIST AND WORK COMPLETED BY QUALIFIED TREE PERSONNEL.

**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" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

**FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)**

MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE TREE LIMBS FROM WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATIVE 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 DETERMINE BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

**ARCHAEOLOGICAL MEASURES**

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 (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND ARCHAELOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY (RMA-PLANNING DEPARTMENT)

**EXTERIOR LIGHT NOTE**

ALL EXTERIOR LIGHTING SHALL BE UNOBTRUSIVE, DOWN-LIT, HARMONIOUS WITH THE LOCAL AREA AND CONSTRUCTED OR LOCATED SO THAT ONLY THE INTENDED AREA IS ILLUMINATED AND OFF-SITE GLARE IS FULLY CONTROLLED. EXTERIOR LIGHTING PLAN SHALL INDICATE THE LOCATION, TYPE, AND WATTAGE OF ALL LIGHT FIXTURES AND INCLUDE CATALOG SHEETS FOR EACH FIXTURE. THE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE SET FORTH IN CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 6. THE EXTERIOR LIGHTING PLAN SHALL BE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF THE RMA-PLANNING DEPARTMENT, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

**CODE INFO**

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24, RESIDENTIAL BUILDING CODE (CBC), BUILDING CODE (CBC), ELECTRICAL CODE (CEC), MECHANICAL CODE (CMC), ENERGY CODE ENERGY STANDARDS (CNC), 2019 GREEN BUILDING STANDARDS CODE, 2019 CALIFORNIA FIRE CODE AND ALL APPLICABLE MONTEREY COUNTY ORDINANCES.

**PROJECT INFO**

APN: 417-032-010-000  
 LOT SIZE: 4.87 ACRES  
 NUMBER OF STORIES: 1  
 FIRE SPRINKLERS: NO  
 ZONING: PG-40  
 OCC GROUP: U  
 TYPE OF CONSTRUCTION: V-N  
 WATER: N/A  
 SEPTIC: N/A  
 NO PROPOSED TREE REMOVAL  
 NO PROPOSED CONSTRUCTION ON SLOPES 25% OR GREATER  
 GRADING CUT: 0 YDS, FILL: 0 YDS  
 DEFERRED SUBMITTAL: NONE  
 SPECIAL INSPECTION: NONE

**Proposed STR Permit For:**  
 Elizabeth Honeyman  
 14318 Hitchcock Canyon Road  
 Carmel Valley, CA 93924  
 APN 417-032-010-000

**SCOPE OF WORK**

PERMIT TO ALLOW TRANSIENT USE OF A RESIDENCE (1,155 SQ. FT. EXISTING RESIDENCE) FOR REMUNERATION (STR).

**AREA CALCULATIONS**

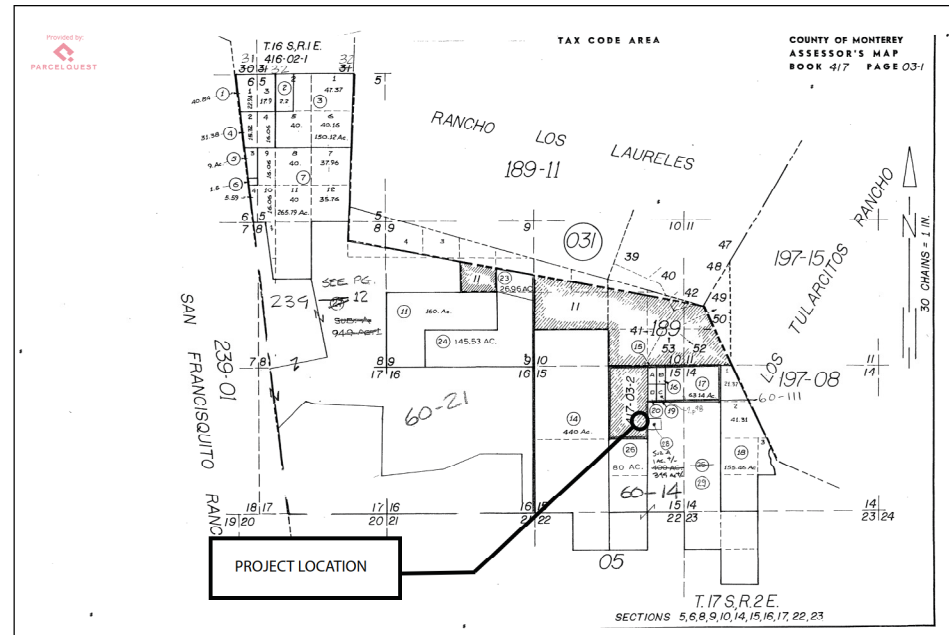
EXISTING MAIN RESIDENCE	1155 SQ FT
EXISTING UPPER BUILDING	320 SQ FT
EXISTING LOWER BUILDING	260 SQ FT
EXISTING WORKSHOP	140 SQ FT
EXISTING SHED	192 SQ FT
EXISTING STABLE	248 SQ FT
EXISTING COVERED PORCH	300 SQ FT
<b>TOTAL EXISTING COVERAGE:</b>	<b>= 2615 SQ FT</b>

**LOT COVERAGE**

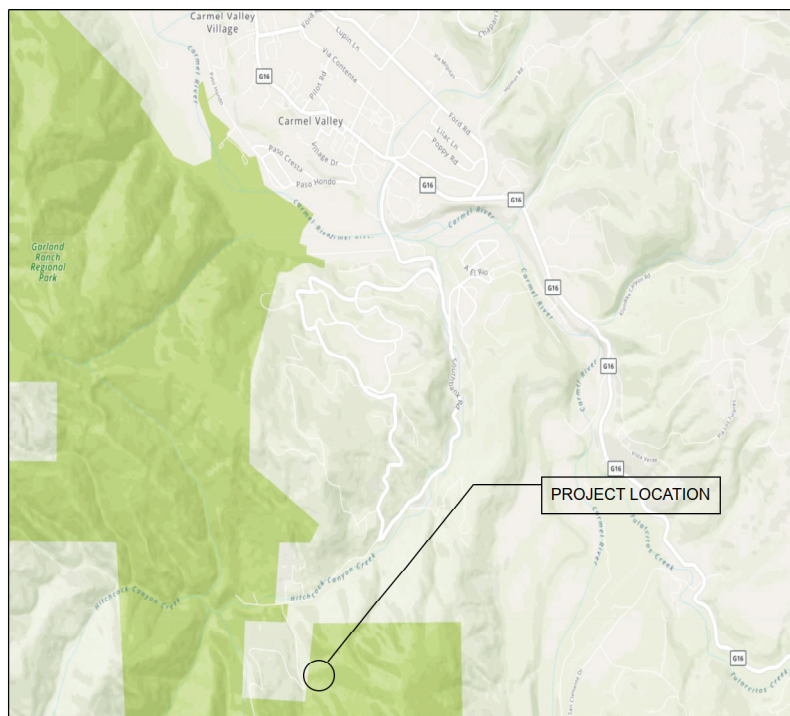
TOTAL LOT AREA: 4.87 ACRES

**INDEX**

- CS-0) VIN MAP, AP MAP, AERIAL VIEW, PROJECT INFO, AREA CALCS, SCOPE OF WORK, NOTES
- A-1.0) SITE PLAN
- A-2.0) FLOORPLANS & ELEVATIONS



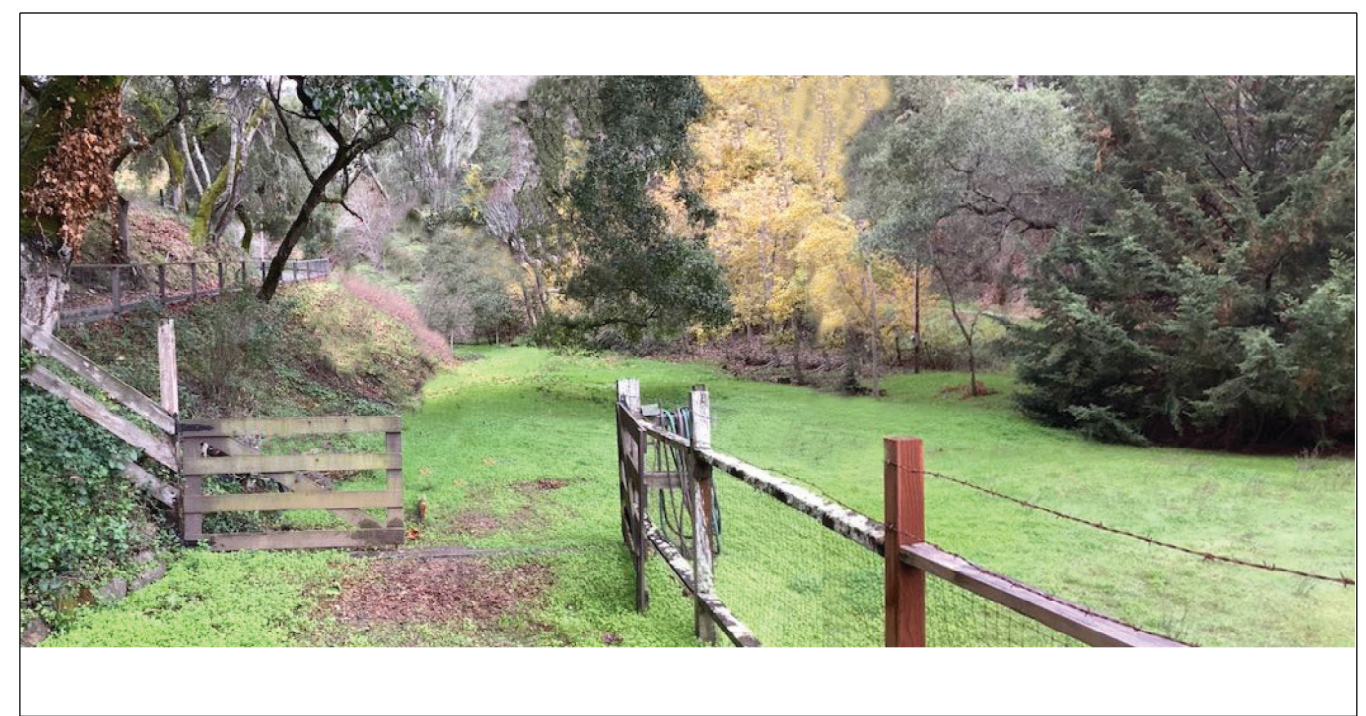
AP MAP



VIN MAP



AERIAL VIEW



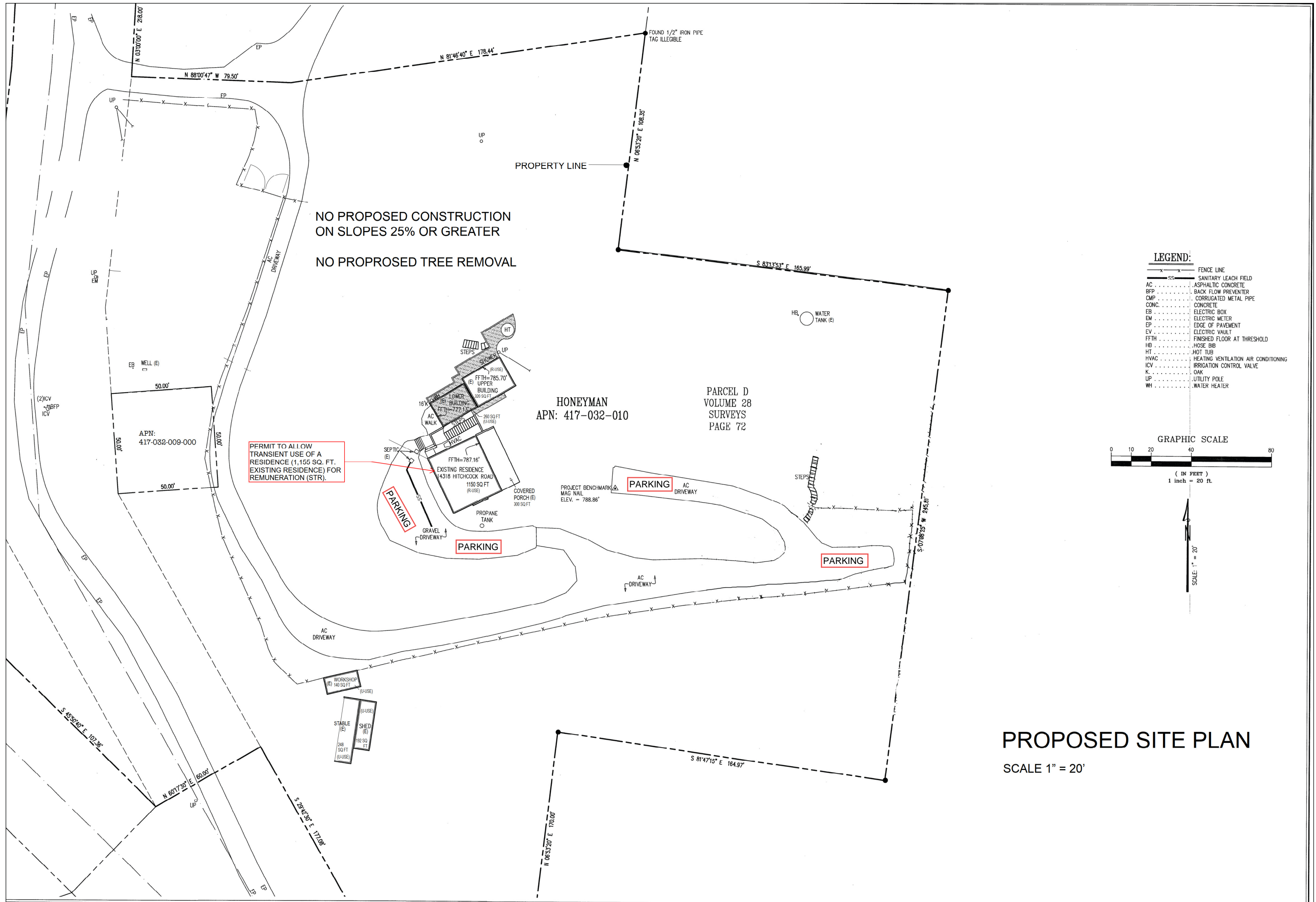
PROPERTY VIEW

LUKE INGRAM | Building Design  
 Telephone (831) 277-8574  
 Email plansdrawnup@gmail.com  
 PO Box 2193, Carmel Valley, Ca. 93924  
 www.plansdrawnup.com

PROPOSED STR For:  
 ELIZABETH K. HONEYMAN  
 14318 HITCHCOCK CYN RD, CARMEL  
 EKHONEYMAN@GMAIL.COM  
 831-659-5066

DATE: 12/01/23  
 DRAWN: :  
 REVISION: :

SHEET:  
**CS-0**  
 OF 3 TOTAL

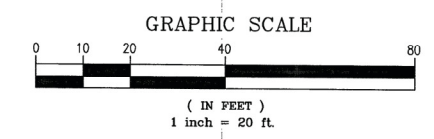


NO PROPOSED CONSTRUCTION  
ON SLOPES 25% OR GREATER  
NO PROPOSED TREE REMOVAL

PERMIT TO ALLOW  
TRANSIENT USE OF A  
RESIDENCE (1,155 SQ. FT.  
EXISTING RESIDENCE) FOR  
REMUNERATION (STR).

**LEGEND:**

- x — x — FENCE LINE
- SS — SANITARY LEACH FIELD
- AC — ASPHALTIC CONCRETE
- BFP — BACK FLOW PREVENTER
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- EB — ELECTRIC BOX
- EM — ELECTRIC METER
- EP — EDGE OF PAVEMENT
- EV — ELECTRIC VAULT
- FFTH — FINISHED FLOOR AT THRESHOLD
- HB — HOSE BIB
- HT — HOT TUB
- HVAC — HEATING VENTILATION AIR CONDITIONING
- ICV — IRRIGATION CONTROL VALVE
- K — OAK
- UP — UTILITY POLE
- WH — WATER HEATER



SCALE: 1" = 20'

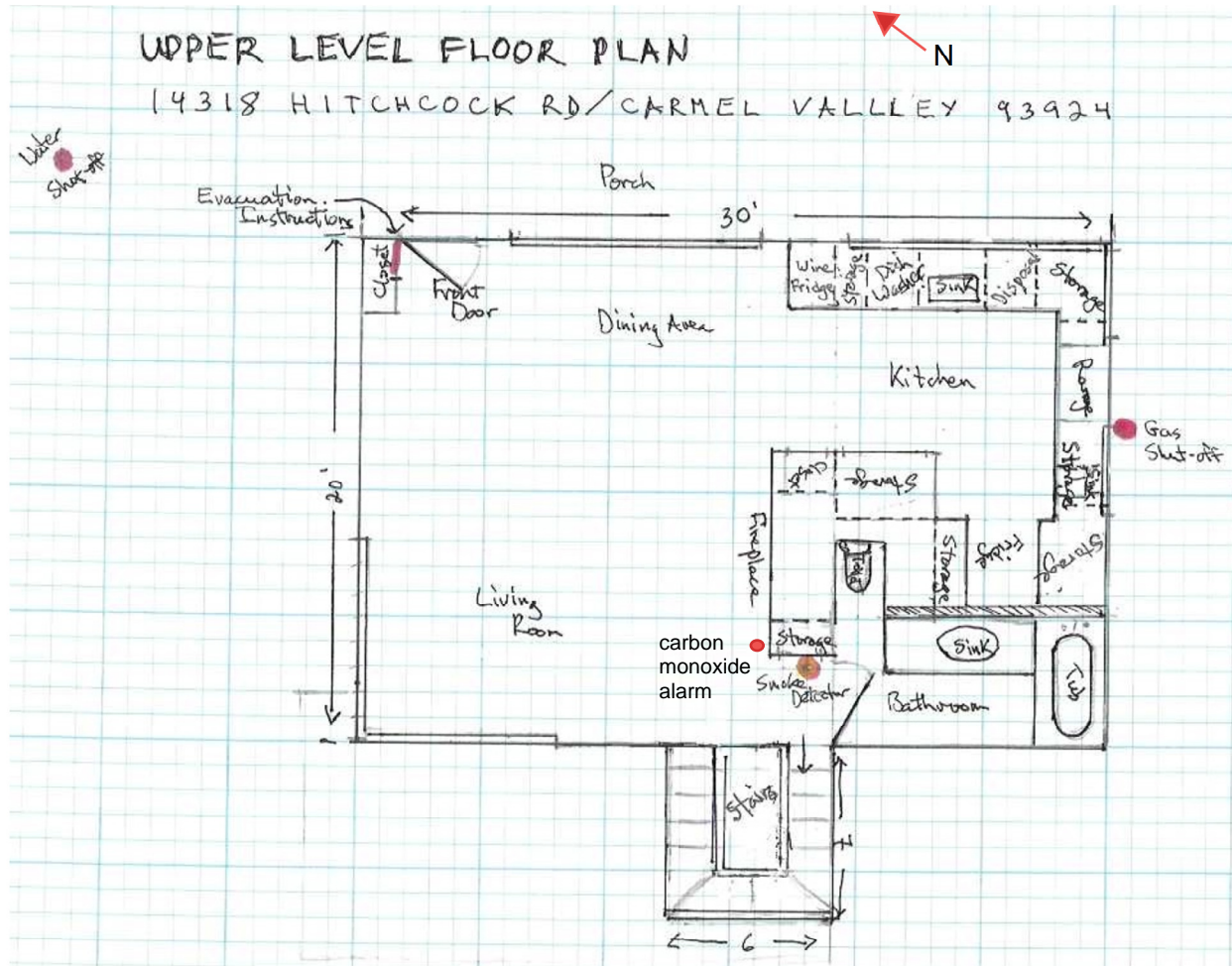
**PROPOSED SITE PLAN**  
SCALE 1" = 20'

**LUKE INGRAM** | Building Design  
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831-659-5066

DATE: 12/01/23  
DRAWN:  
REVISION:

SHEET:  
**A-1.0**  
OF 3 TOTAL



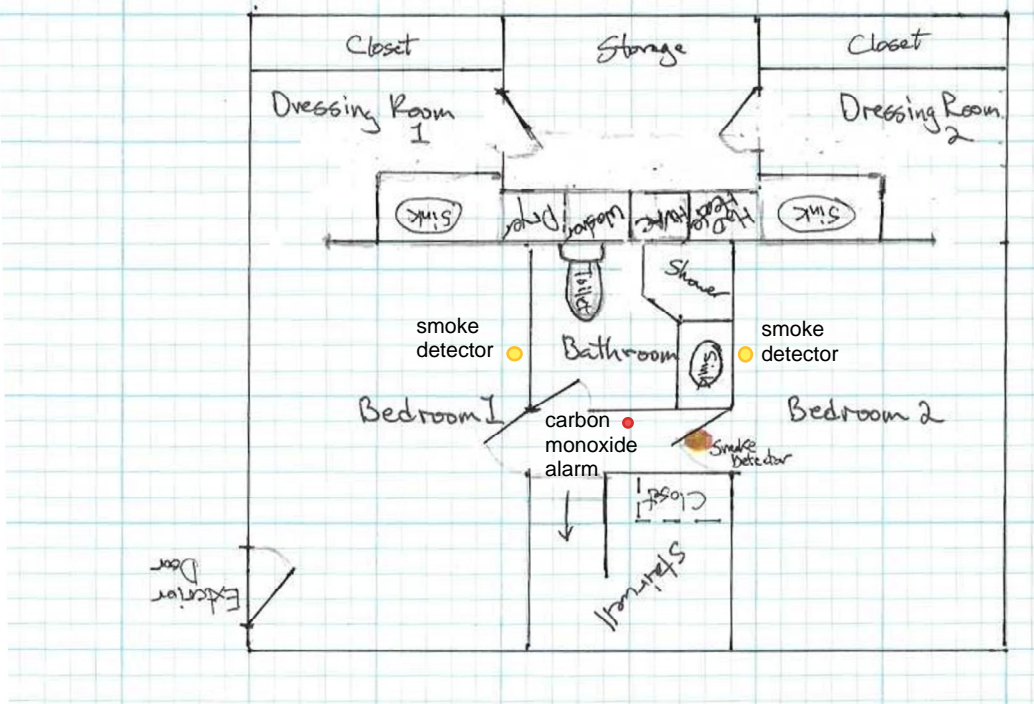
NORTHEAST ELEVATION VIEW



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 www.plansdrawnup.com

### LOWER LEVEL FLOOR PLAN

14318 HITCHCOCK RD / CARMEL VALLEY



SOUTHWEST ELEVATION VIEW



PROPOSED STR For:  
 ELIZABETH K. HONEYMAN  
 14318 HITCHCOCK CYN RD, CARMEL  
 EKHONEYMAN@GMAIL.COM  
 831-659-5066

DATE: 12/01/23  
 DRAWN:  
 REVISION:

FEBRUARY 1 2024

**OPERATIONAL PLAN:**  
**150 (14318) HITCHCOCK RD**  
**CARMEL VALLEY, CA 93924**

**MAXIMUM OCCUPANCY:** 4 PEOPLE – 2 BEDROOMS

**RENTAL PERIOD:** GUEST RENTAL SHALL BE NO LESS THAN A 7-NIGHT CONSECUTIVE STAY AND NO GREATER THAN A 30-NIGHT CONSECUTIVE STAY. ONLY ONE RENTAL CONTRACT IS ALLOWED AT A TIME. THE MAXIMUM NUMBER OF RENTAL DAYS PER YEAR IS 365. RENTERS SHALL NOT LET OR SUBLET ALL OR ANY PART OF THE PREMISES NOR ASSIGN THIS AGREEMENT OR ANY INTEREST IN IT. IN ADDITION, NO ON-SITE SIGNAGE ADVERTISING THE RENTAL WILL BE POSTED.

**HOUSE RULES:** A CONTRACT CONTAINING HOUSE RULES IS SENT TO THE RENTERS PRIOR TO THEIR ARRIVAL. THEY ARE REQUIRED TO SIGN THE CONTRACT AND SPECIFY THAT THEY HAVE READ, UNDERSTOOD AND HAVE ACCEPTED THE TERMS OF THE RENTAL AGREEMENT.

RULES THAT PERTAIN TO 150 HITCHCOCK RD ARE AS FOLLOWS:

- **NOISE RESTRICTIONS:** GUESTS ARE INFORMED OF THE MONTEREY COUNTY NOISE ORDINANCE CODE:

IT IS PROHIBITED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY TO MAKE, ASSIST IN MAKING, ALLOW, CONTINUE, CREATE, OR CAUSE TO BE MADE ANY LOUD AND UNREASONABLE SOUND ANY DAY OF THE WEEK FROM 9:00 P.M. TO 7:00 A.M. THE FOLLOWING MORNING.

AS PER THE CODE, QUIET HOURS ARE FROM 9:00 P.M. TO 7:00A.M. HOWEVER, GUESTS ARE ASKED TO KEEP THEIR NOISE LEVELS LOW 24-HOURS A DAY. SURROUNDING NEIGHBORS HAVE THE PHONE NUMBERS OF THE MANAGEMENT TEAM. THEY MAY CALL THE PROPERTY MANAGERS OR THE OWNERS TO REPORT EXCESSIVE NOISE ISSUES AT ANY TIME. ALL SUCH CALLS ARE TAKEN SERIOUSLY AND ACTED UPON IMMEDIATELY TO RESOLVE THE PROBLEM.

- NO CANDLES OR OUTDOOR FIRES
- NO SMOKING INSIDE. SMOKING ALLOWED OUTSIDE ON THE COURTYARD PATIO ONLY. DISPOSE CIGARETTE BUTTS PROPERLY.
- NO SPECIAL EVENTS SUCH AS LARGE PARTIES, WEDDINGS, LIVE MUSIC, OR GATHERINGS OF MORE THAN 10 PEOPLE (INCLUDING RENTERS).
- NO NON-REGISTERED VISITORS OR SMALL GATHERINGS WITHOUT PERMISSION OF THE MANAGEMENT TEAM
- NO ILLEGAL DRUGS ALLOWED ON THE PREMISE
- NO ACCESS TO OWNERS' CLOSETS
- NO PETS



- **BREACH OF RULES:** THE OWNER WILL RETAIN ALL OR PART OF THE SECURITY DEPOSIT IF ANY OF THE TERMS OF THE ABOVE RULES ARE BREACHED. THE OWNER HAS THE RIGHT TO EVICT GUESTS WITH EIGHT (8) HOURS NOTICE IF ANY OF THE ABOVE RULES ARE BROKEN. IN THE CASE OF EVICTION, NO RENT PAID BY TENANT WILL BE REFUNDED.

**ACCESS INSTRUCTIONS:** GUESTS SHALL BE PROVIDED A UNIQUE DIGITAL COMBINATION ON THE DAY OF ARRIVAL. FOR GUEST SECURITY, THIS UNIQUE COMBINATION IS CHANGED FOR EVERY NEW ARRIVAL.

**PARKING INSTRUCTIONS:** 150 HITCHCOCK IS A LARGE PROPERTY (4.7 ACRES) AND AMPLE OFF-STREET PARKING IS AVAILABLE AWAY FROM THE MAIN ROAD. GUESTS ARE INSTRUCTED TO AVOID BLOCKING AREAS WHERE EMERGENCY ACCESS VEHICLES WOULD ENTER. BLOCKING THE COMMON ACCESS ROAD/DRIVEWAY IS NOT ALLOWED AND VIOLATORS ARE SUBJECT TO HAVING THEIR CARS TOWED AT THEIR EXPENSE IF A VIOLATION OCCURS.

THERE ARE 2 DESIGNATED PARKING AREAS THAT ACCOMMODATE A TOTAL OF 4 CARS: 2 CARS CAN PARK ON THE UPPER DRIVEWAY NEAR THE ENTRANCE TO THE HOUSE AND 2 CARS CAN PARK ON THE LOWER DRIVEWAY IMMEDIATELY ADJACENT TO THE LOWER LEVEL OF THE HOUSE. (THERE ARE AN ADDITIONAL 2 SPACES NEAR THE UPPER DRIVEWAY IF NEEDED.)

**WELCOME MANUAL:** A GUEST INFORMATION BINDER IS LEFT IN CLEAR SIGHT ON THE KITCHEN COUNTER. IT INCLUDES CONTACT NUMBERS FOR THE MANAGEMENT TEAM, PARKING INSTRUCTIONS, THE HOUSE RULES, THE INTERNET ACCESS CODE, EMERGENCY CONTACT INFORMATION, SAFETY INFORMATION, ESCAPE ROUTES (SEE ATTACHED), AND LOCATION OF FIRE EXTINGUISHERS AND CARBON MONOXIDE/SMOKE DETECTORS. CHECK-IN AND CHECK-OUT PROCEDURES ARE COVERED. "INSIDER INFORMATION" IS ALSO SUPPLIED REGARDING ACTIVITIES, EVENTS, RESTAURANTS, HIKES, AND HISTORIC SITES ON THE MONTEREY PENINSULA.

**GUEST ASSISTANCE:** OUR LOCAL PROPERTY MANAGERS, TARA HELLER-BERLIN AND DEBRA BUONAGUIDI (AN IMMEDIATE NEIGHBOR TO THE PROPERTY), WILL BE RESPONSIBLE FOR FIELDING GUEST CONCERNS. IN THE EVENT THE MANAGERS CANNOT BE REACHED, PROPERTY OWNERS, ELIZABETH AND BRUCE HONEYMAN, CAN ALSO BE REACHED BY PHONE. THE MANAGEMENT TEAM IS ON-CALL 24-HOURS A DAY AND WILL RESPOND AS QUICKLY AS POSSIBLE TO GUEST INQUIRIES AND CONCERNS.

**PROPERTY MANAGERS AND OWNER CONTACTS:**

- **PROPERTY MANAGER:** TARA HELLER-BERLIN  
3652 FORREST LAKE/ PEBBLE BEACH CA 93953 9  
(19.5 MILES FROM PROPERTY)  
(831) 521-7078 (CELL – AVAILABLE 24 HOURS A DAY)
- **PROPERTY MANAGER:** DEBRA BUONAGUIDI

(.1 MILE AWAY FROM PROPERTY)  
140 HITCHCOCK RD/CARMEL VALLEY CA 93924  
(831) 917-1979 (CELL – AVAILABLE 24 HOURS A DAY)

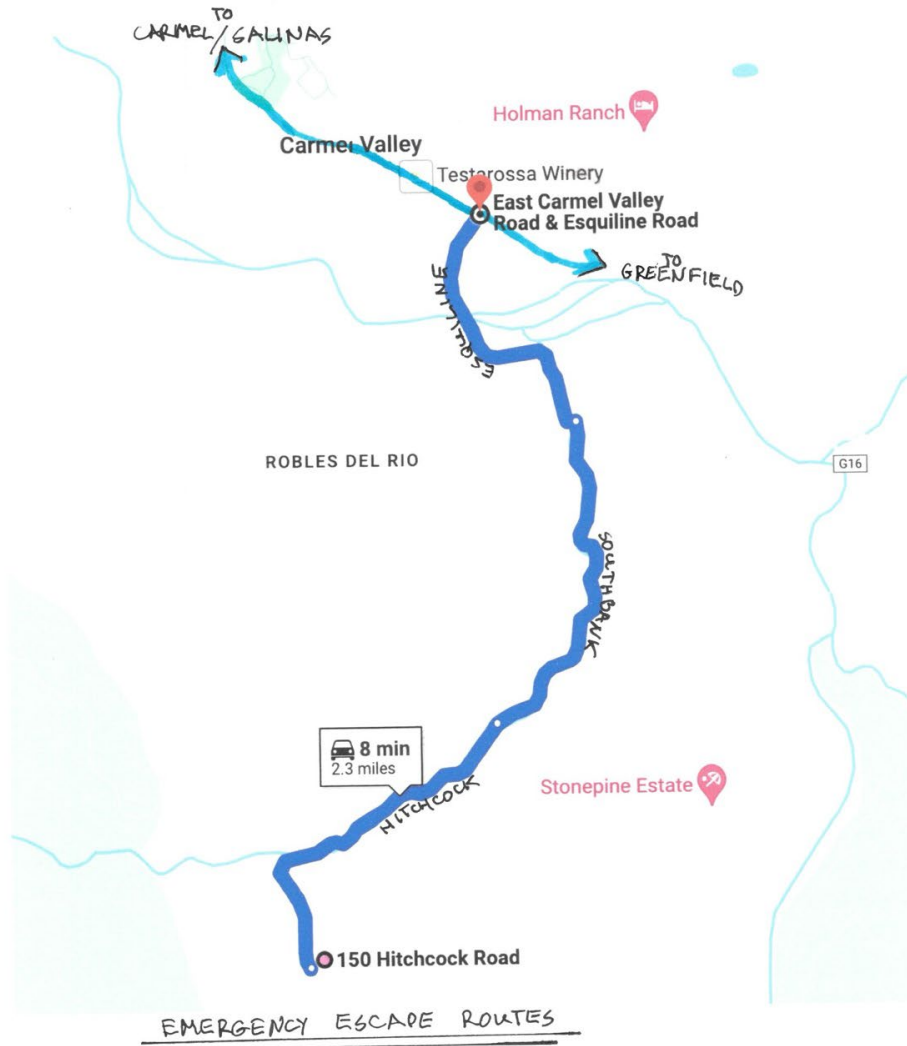
- **OWNERS:** ELIZABETH & BRUCE HONEYMAN  
515 E HAMPTON WAY/FRESNO CA 93704  
(559) 250-1452 (CELL – AVAILABLE AS NEEDED)

**SAFETY CONTACTS:**

- **MONTEREY SHERRIFS OFFICE:** 911
- **MONTEREY COUNTY REGIONAL FIRE DISTRICT:**  
26 VÍA CONTENTA, CARMEL VALLEY, CA 93924  
(831) 659-2021
- **COMMUNITY HOSPITAL OF THE MONTEREY PENISULA:**  
(831) 624-5311  
23625 HOLMAN HIGHWAY, MONTEREY, CA 93940
- SEE ATTACHED **EMERGENCY ESCAPE MAPS**

**MAINTENANCE AND COMPLAINTS:** IN THE EVENT OF AN EMERGENCY, THE OWNERS OR THEIR MANAGERS MAY ENTER THE PREMISES IMMEDIATELY TO PERFORM NECESSARY REPAIRS. THEY MAY ENTER WITHIN 24 HOURS OF NOTICE FOR NORMAL MAINTENANCE. THEY MAY ALSO ENTER IMMEDIATELY TO INVESTIGATE IF NON-PERMITTED ACTIVITIES ARE OCCURING ON THE PROPERTY.

**IN AN EMERGENCY**, LOCAL OFFICIALS MIGHT CALL FOR AN EVACUATION. IF YOU ARE TOLD BY AUTHORITIES TO EVACUATE, YOU MUST DO SO IMMEDIATELY. THERE ARE THREE ROUTES OUT OF CARMEL VALLEY. THE CHOICE OF ROUTE WILL DEPEND ON THE TYPE OF EMERGENCY AND WHERE THE THREAT IS LOCATED. OFFICIALS WILL LIKELY TELL YOU WHICH WAY TO EVACUATE.



### MAP A

DRIVING FROM 150 HITCHCOCK RD TO CARMEL VALLEY RD

- FROM DRIVEWAY, TURN RIGHT ONTO HITCHCOCK RD
- STAY ON HITCHCOCK RD AND IT BECOMES SOUTHBANK RD
- TURN LEFT FROM SOUTHBANK RD ONTO ESQUILINE RD AT STOP SIGN
- CONTINUE ON ESQUILINE UNTIL IT INTERSECTS CARMEL VALLEY RD AT STOP SIGN

**MAP B**  
**THREE ESCAPE ROUTES FROM CARMEL VALLEY**  
(CHOOSE AN ESCAPE ROUTE BASED ON INFORMATION FROM EMERGENCY PERSONNEL)

