

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

CULLEN DIANE M TR (PLN230171)

RESOLUTION NO. 23-080

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding that project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15303;
- 2) Approving a Coastal Administrative Permit and Design Approval to allow a major remodel to an existing 2,458 square foot two story single family dwelling and a 1,843 addition, inclusive of a new 697 square foot attached garage, a new 120 square foot shed, and associated site improvements;
- 3) Approving a Coastal Administrative Permit to allow a 10% reduction of the side yard setback at the eastern property line; and
- 4) Approving a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

[PLN230171 CULLEN DIANE M TRUST, 161 SPINDRIFT RD, CARMEL, CARMEL AREA LAND USE PLAN (APN: 241-191-003-000)]

The CULLEN DIANE M TRUST application (PLN230171) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on December 6, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, including the conditions of approval and project plans, the Monterey County HCD Chief of Planning 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 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;
 - Monterey County Implementation Plan (Part 4); and
 - Monterey County Zoning Ordinance (Title 20).

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) Allowed Use. The property is located at 161 Spindrift Rd, Carmel (APN: 241-191-003-000), in the Carmel Area Land Use Plan. The parcel is zoned Low Density Residential, 1 unit per acre, with a Design Control district overlay in the Coastal Zone or “LDR/1-D(CZ)”, which allows the construction of the first single-family dwelling on a legal lot of record and a non-habitable accessory structures and accessory uses to any principle use subject to the approval of a Coastal Administrative Permit (Title 20 section 20.14.040). Additionally, the construction of any structure within a “D” district requires Design Approval (Title 20 section 20.44.030). The project consists of a major remodel to an existing 2,458 square foot two story single family dwelling, an 1,843 addition inclusive of a new 697 square foot attached garage, and construction of a 120 square foot shed. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (0.599 acre in size), APN: 241-191-003-000, is identified in survey lines in “Map No. 2 of a Part of Carmel Highlands Property showing Survey Lines a Par of Rancho San Jose Y Sur Chiquito, Monterey County, California”, filed for record on March 18, 1920, in Volume 1 of Surveys, Page 101. It is shown in its current configuration as Lot 20B and under separate ownership in both the 1964 and 1972 Assessor’s Parcel Map, Book 241, Page 19. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 20 Chapter 20.44, the property is subject to the Design Control “D” District zoning regulations. Design Control districts require design review of structures to assure protection of the public viewshed, neighborhood characteristics, and to assure the visual integrity of certain developments without imposing undue restrictions on private property. The other residences in the vicinity of the project site include homes that range from contemporary to new traditional and modern vernacular architecture. As proposed, the addition to the existing single family dwelling will remain comparable to the bulk and mass of other dwellings in the surrounding neighborhood. The proposed exterior colors and materials for the main dwelling are consistent with the area’s setting and surrounding residences. The addition is designed to match the existing structure and will include white stucco walls and terracotta-clay tile roofing. The proposed colors and materials for the detached shed consist of wood panel siding, painted to match the existing fence and window trim with a sloped shed roof. Based on the evidence described above, the proposed structure and uses are consistent with the surrounding character (i.e., structural design features, colors, and material finishes) and scale of development in the vicinity.
- e) Setback Reduction. As part of the application, the applicant is requesting a reduction in setback requirements of ten percent. Pursuant to Title 20 section 20.14.040, the ten percent setback reduction is principally allowed with the granting of this Coastal Administrative Permit. Setback for this LDR zoning district, which are identified in

- Title 20 section 20.14.060, will be reduced from 20 feet to 18 feet for the side (east) setback.
- f) Development Standards. As proposed, the main structure is sited with a front setback of approximately 40 feet, side setbacks of approximately 18 feet to the northeast and over 50 feet to the southwest, and a rear setback of over 30 feet. The maximum allowed height for main structures in LDR district is 30 feet above average natural grade. As proposed, the single-family dwelling will not increase in height and will remain at 19 feet 11.5 inches above average natural grade. The proposed shed is sited with a front setback of over 125 feet, a side setback of 3 feet to the east of the rear one-half of the property, and a rear setback of over 30 feet. The project size, height, and setbacks are all within the allowed limits of the reduced development standards of the LDR zoning district. The total building site coverage for the proposed project is 13.8%, which is below the limit of 15%. Therefore, as proposed, the project meets all required development standards of Title 20 section 20.14.060.
- g) Visual Resources. The property is located on the landward side of Spindrift Road. Although this is a known visually sensitive area, the proposed project is situated on a downward-sloping parcel that is surrounded by Monterey cypress trees on the back side of the property, providing vegetative and topographic screening of the proposed structures from public view. The property was staked and flagged, and County staff performed a visual analysis on October 23, 2023, as required by Monterey County Coastal Implementation Plan Chapter 20.146 section 20.146.030.A. The proposed development was not visible from Hwy 1, Yankee Point Drive, or Point Lobos. Therefore, the proposed development will not have a significant impact on the public viewshed.
- h) Historic Resource. The project site does not contain any structures or features that may be considered historical resources eligible for listing. A Historical Evaluation (Monterey County Document No. LIB230187) was prepared for the project site. The existing residence was built in the 1920s. The report concluded that the property has no historic associations and does not meet the eligibility criteria to list the property as a significant historic resource in the National Register of Historic Places, the California Register of Historic Resources, or the Monterey County Register of Historic Resources. Therefore, implementation of the project would not result in an impact to a historical resource.
- i) Cultural Resources. According to Monterey County Geographical Information System, the property is located in an area of high archaeological sensitivity and within 750 feet of a known archaeological resource. A Phase I Archaeological Assessment was prepared by Susan Morley in March 2023. Although the subject parcel lies within 750 feet of eight known resources, the results of the Phase I (pedestrian survey) noted sparse shell fragments in the northeastern area of the Project parcel. However, Morely stated that these shell fragments were observed outside of the Project's area development and do not qualify as a significant or unique resource. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the

County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.

- j) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Highlands LUAC for review. Based on the current LUAC Guidelines, this project did not warrant referral because the project does not involve CEQA review, a lot line adjustment, variances, or a Design Approval for projects subject to review by the Zoning Administrator or Planning Commission.
- k) The project planner conducted a site inspection on October 23, 2023 to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230171.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to historical significance, archaeological resources, biological resources, and soils. The following reports have been prepared:
 - Historical Evaluation (LIB230187) prepared by Margaret E. Clovis, Salinas, CA, November 5, 2023.
 - Phase I Archaeological Assessment (LIB230186) prepared by Susan Morley, Marina, CA, March 2023.
 - Biotic Survey/Assessment (LIB230268) prepared by Pat Regan, Carmel Valley, CA, August 21, 2023.
 - Geotechnical Report (LIB230269) prepared by Lawrence Grice, Salinas, CA, September 15, 2023.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on October 23, 2023 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 Monterey County HCD-Planning found in Project File PLN230171.

- 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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Carmel Highlands Fire Protection District. 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) Necessary public facilities are currently and will continue to be provided. Domestic water service is provided by California American. The project is currently served by an onsite waste treatment system (OWTS). The Environmental Health Bureau reviewed the application and has applied a condition to include a deed restriction indicating that any future replacement or expansion of the existing OWTS may require the installation and ongoing use of an alternative OWTS (Condition #8).
 - c) Staff conducted a site inspection on October 23, 2023 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 Monterey County HCD-Planning found in Project File PLN230171.
- 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 HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on October 23, 2023 and researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230171.
- 5. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301 categorically exempts additions to existing structures provided that the addition will not result in an increase in more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.
 - b) CEQA Guidelines Section 15303, categorically exempts new construction of an accessory structures including garages, carports, patios, swimming pools, and fences.

- c) The project consists of a major remodel to an existing 2,458 square foot two story single family dwelling including a 1,146 addition, qualifying for a Class 1 exemption. The project also involves the construction of a new 697 square foot attached garage and 120 square foot detached shed, qualifying for a Class 3 exemption.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. 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.
- e) No adverse environmental effects were identified during staff review of the development application during a site visit on October 23, 2023.
- f) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230171.

6. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Carmel Area Coastal Implementation Plan can be demonstrated.

b) The subject property is not described as an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area 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) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230171.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. The project involves development within 750 feet of a known archaeological resource which is permitted as a conditional use. As such, the County's decision is appealable to the California Coastal Commission pursuant to Title 20 section 20.86.080.A.3.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find that project qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines Sections 15301;
2. Approve a Coastal Administrative Permit and Design Approval to allow a major remodel to an existing 2,458 square foot two story single family dwelling consisting of a 1,843 addition inclusive of a new 697 square foot attached garage, a new 120 square foot shed, and associated site improvements;
3. Approve a Coastal Administrative Permit to allow a 10% reduction of the side yard setback at the eastern property line; and
4. Approve a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

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 6th day of December, 2023.

DocuSigned by:

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Melanie Beretti, AICP
Acting HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **DECEMBER 7, 2023**.

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 **DECEMBER 18, 2023**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230171

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN230171) allows a major remodel and a 1,843 sq. ft. addition, inclusive of an attached garage, to an existing 2,458 sq. ft. two story single family dwelling within 750 feet of known cultural resource. The property is located at 161 Spindrift Road, Carmel (Assessor's Parcel Number 241-191-003-000), Carmel Area Land Use 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 ongoing 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: "A Coastal Administrative Permit and Design Approval (Resolution Number 23-080) was approved by HCD Chief of Planning for Assessor's Parcel Number 241-191-003-000 on December 6, 2023. The permit was granted subject to 9 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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. Monterey County HCD - Planning 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 the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning 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.

4. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. EHSP01 - DEED RESTRICTION: FUTURE ONSITE WASTEWATER TREATMENT SYSTEM REQUIREMENTS (NON-STANDA

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Owner shall record a deed restriction indicating that any future replacement or expansion of the existing onsite wastewater treatment system on the property may require the installation and ongoing use of an alternative onsite wastewater treatment system. The Property shall be subject to any and all applicable federal, state and/or local laws, regulations and ordinances in effect at the time of permit issuance regarding the permitting, operation and maintenance or monitoring of onsite wastewater treatment systems. The single exception to this term is that an alternative onsite wastewater treatment system will be subject to an annual operating permit from the Monterey County Health Department, Environmental Health Bureau upon adoption of any State or regional regulations and/or any local ordinance authorizing such a permit. Owner agrees to disclose the contents of the Deed Restriction to any potential purchaser of the subject Property and to any person or entity to whom the Property herein described shall be conveyed. Owner is responsible to reimburse EHB for costs associated with preparation of the Deed Restriction.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the Environmental Health Bureau ("EHB"). The EHB will prepare the deed restriction form.

Prior to final inspection of construction permit, the property owner shall sign and notarize the deed restriction form obtained from the EHB. Record the notarized deed restriction with the Monterey County Recorder. Proof of recordation shall be provided to the EHB.

7. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Construct driveway connection(s) to Spindrift Road. The design and construction is subject to the approval of the HCD -PWFP. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the HCD-PWFP, obtain an encroachment permit from the HCD -PWFP prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

8. PW0031 – BOUNDARY SURVEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall have a professional land surveyor perform a boundary survey of the northeasterly boundary line(s) of the subject parcel and have said lines monumented.

Compliance or Monitoring Action to be Performed: Prior to foundation inspection, Owner/Applicant shall have a professional land surveyor survey and monument the northeasterly boundary line of the subject parcel and provide evidence to the County Surveyor of conformance to the setbacks shown on the approved Site Plan. The surveyor shall be responsible for compliance with the requirements of Section 8762 of the California Business and Professions Code (PLS Act).

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

THE CULLEN RESIDENCE

APN: 241-191-003

161 SPINDRIFT RD.

CARMEL, CA 93923



ANATOLY OSTRETSOV
P.O.BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

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PROJECT DATA

PROPERTY OWNER: DIANE AND JIM CULLEN
P.O. BOX 229462
CARMEL, CA 93923
TEL. (508) 397-9728
PROJECT ADDRESS: 161 SPINDRIFT RD.,
CARMEL, CA 93923
PROJECT DESCRIPTION: INTERIOR REMODEL (1,010 SF) AND ADDITION (1,146 SF) TO (E)
TWO-STORY SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE
(697 SF). NEW GAS FIRE PIT. NEW SHED.
REDUCED SIDE SETBACK PER ORDINANCE 20.14.040.21

APN: 241-191-003
LOT AND BLOCK: LDR/1-D(CZ)
ZONING: V-B
TYPE OF CONSTRUCTION: R-3, U
OCCUPANCY: 2
STORIES: 30'
HEIGHT LIMIT: CUT - 15 C.Y. (REAR PATH)
GRADING: FILL - 29 C.Y. (REAR PATIO AND GUEST PARKING)
CUT - 15 C.Y. (REAR PATH)
FILL - 29 C.Y. (REAR PATIO AND GUEST PARKING)

TREE REMOVAL: NONE
APPLICABLE CODES: 2022 CBC, 2022 CRC, 2022 CFC, 2022 CPC, 2022 CEC,
2022 CMC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA
GREEN BUILDING CODE

LOT AREA: 0.599 AC. (26,112 S.F.)

FLOOR AREA CALCULATIONS

FLOOR AREA ALLOWED 20% = 5,224 S.F.

	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN FLOOR	1,639 S.F.	0 S.F.	840 S.F.	2,479 S.F.
HOUSE LOWER FLOOR	819 S.F.	60 S.F.	306 S.F.	1,065 S.F.
GARAGE	0 S.F.	0 S.F.	697 S.F.	697 S.F.
TOTAL FAR	2,458 S.F.	60 S.F.	1,843 S.F.	4,241 S.F.

FLOOR AREA PROPOSED 16% = 4,241 S.F.

SITE COVERAGE CALCULATIONS

SITE COVERAGE ALLOWED 15% = 3,917 S.F.

	EXISTING	PROPOSED
HOUSE FOOTPRINT	1,711 S.F.	3,014 S.F.
REAR PATIO	0 S.F.	402 S.F.
BALCONY	0 S.F.	65 S.F.
SHED	0 S.F.	120 S.F.
TOTAL COVERAGE	1,711 S.F.	3,601 S.F.

NOTE: FRONT TERRACE (212 SF) INCLUDED IN THE HOUSE FOOTPRINT

SITE COVERAGE PROPOSED 13.8% = 3,601 S.F.

DEMO WALLS CALCULATIONS
(E) MAIN LEVEL - 238.5 L.F. OF EXTERIOR WALLS
(E) LOWER LEVEL - 85 L.F. OF EXTERIOR WALLS
TOTAL EXISTING WALLS - 323.5 L.F.

MAIN LEVEL WALLS TO BE DEMOLISHED - 96 L.F.
LOWER LEVEL WALLS TO BE DEMOLISHED - 35.5 L.F.
TOTAL WALLS TO BE DEMOLISHED - 131.5 L.F. (41%)

ARCHAEOLOGICAL NOTE

IF AT ANY TIME 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 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 THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.

PROJECT SITE



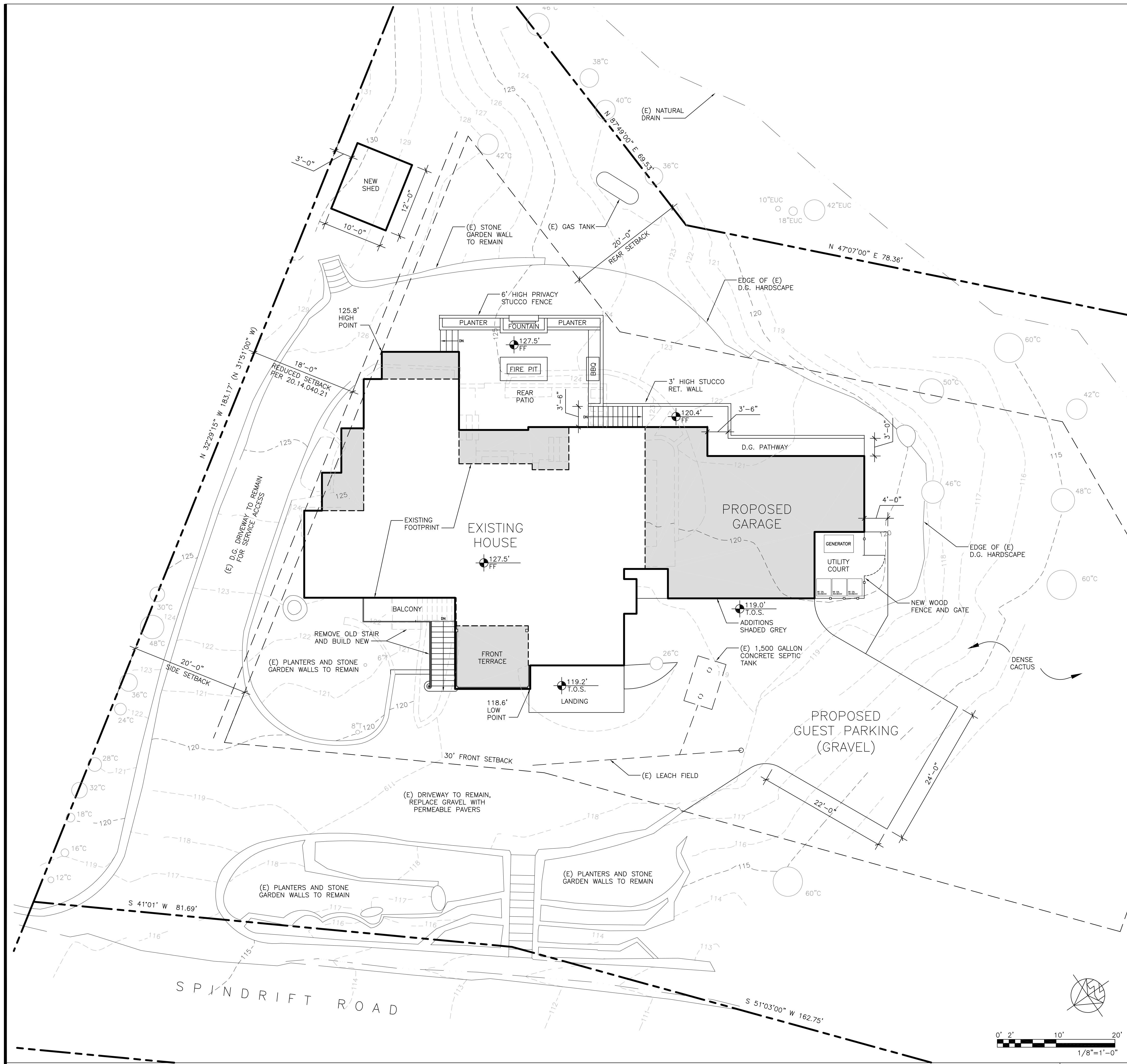
REVISIONS:
▲ 08-11-23 PLANNING REVISIONS
▲
▲
▲
▲

SITE PLAN

DATE: 06-19-2023
PLANNING APPROVAL

SHEET NO.

A1.0



THE CULLEN RESIDENCE

APN: 241-191-003

161 SPINDRIFT RD.

 REVISIONS:
 □ 08-11-23
 □ PLANNING REVISIONS

 MAIN LEVEL
 FLOOR PLAN

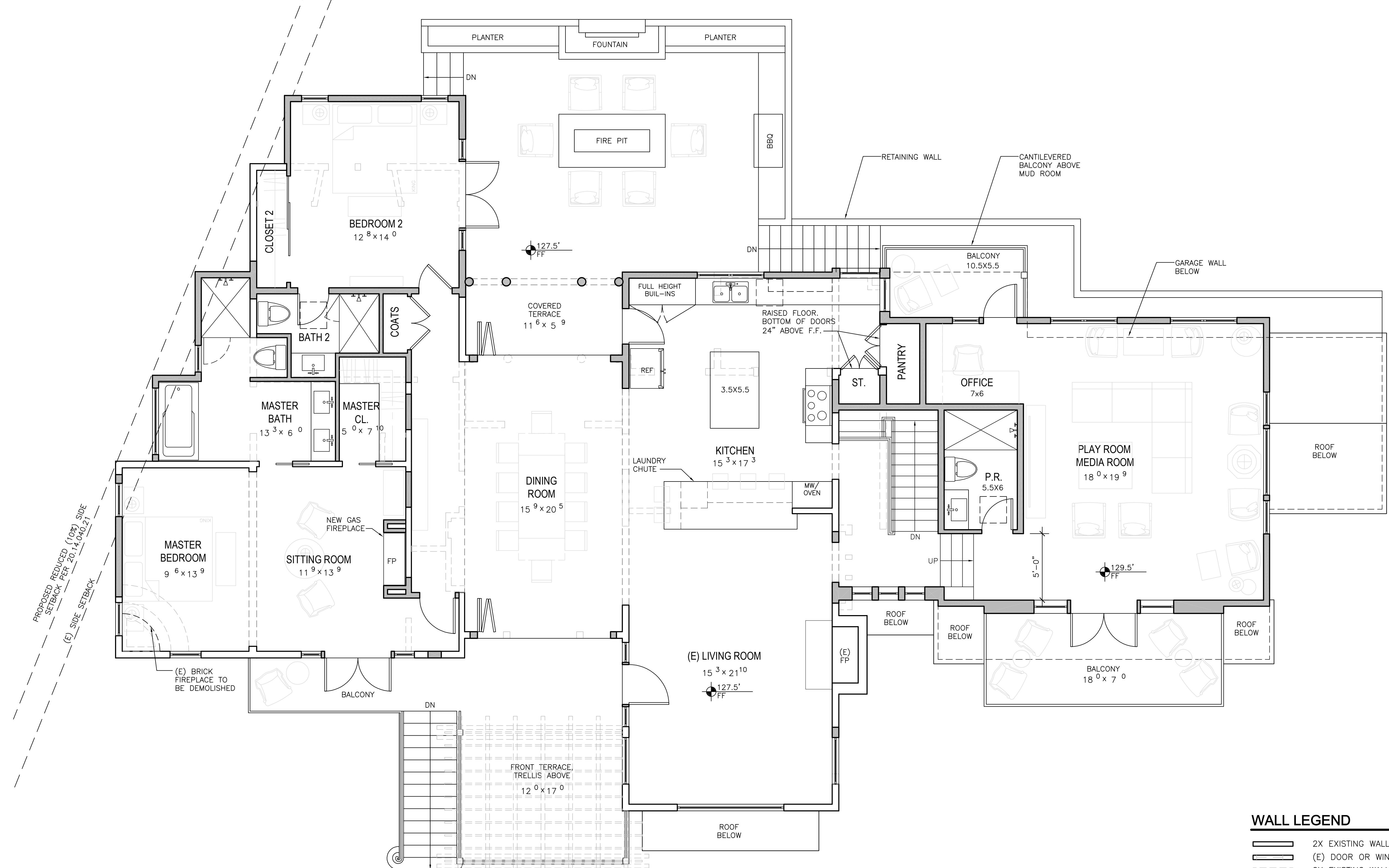
 DATE: 06-19-2023
 PLANNING APPROVAL

SHEET NO.

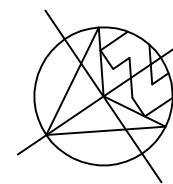
A2.0

1/4" = 1'-0"

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0' 1" 2' 5' 10'



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



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ANATOLY OSTRETSOV

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(831) 682-1331
anatoly@aoarchdesign.com

THE CULLEN RESIDENCE

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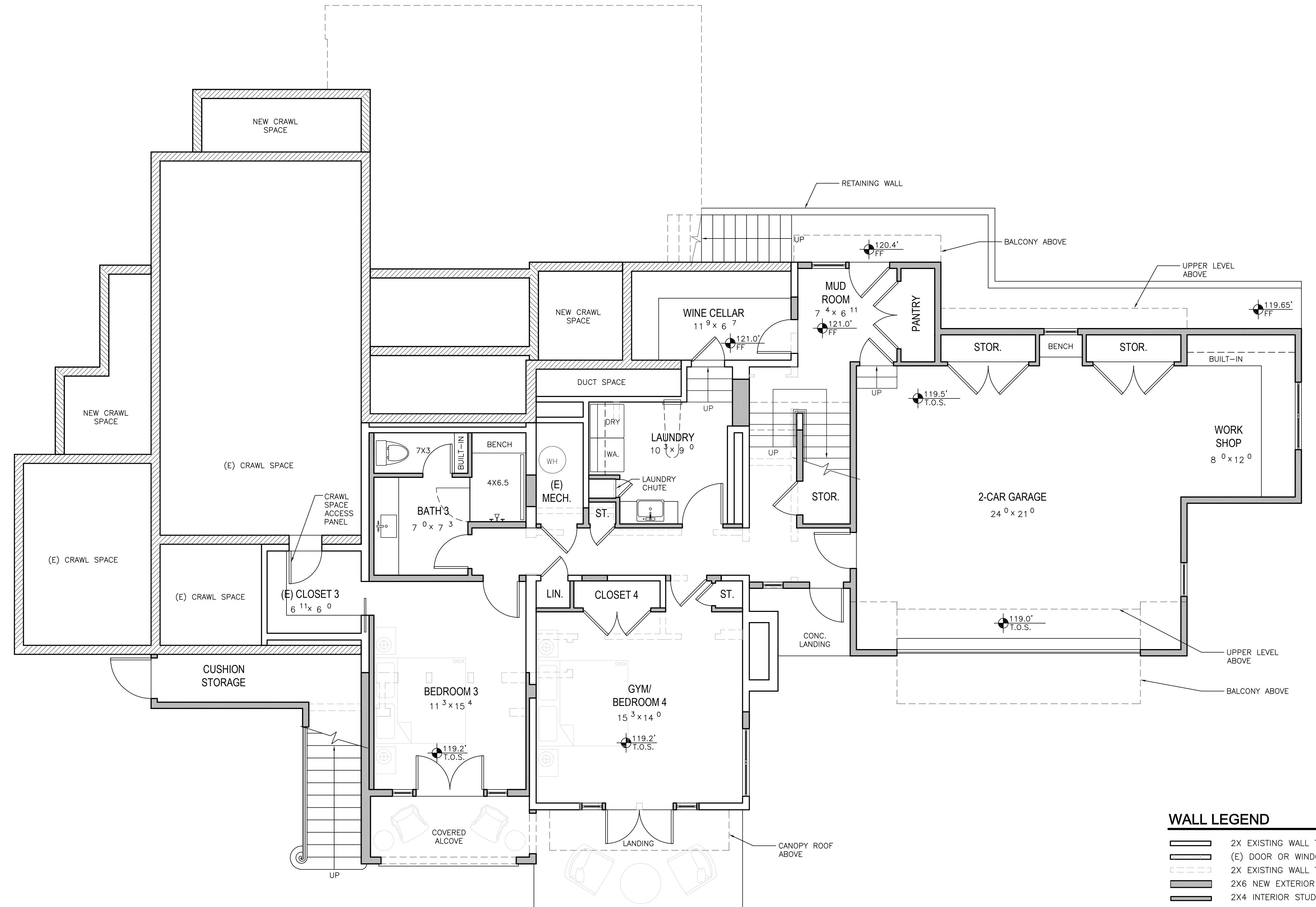
REVISIONS:
08-11-23
PLANNING REVISIONSLOWER LEVEL
FLOOR PLANDATE: 06-19-2023
PLANNING APPROVAL

SHEET NO.

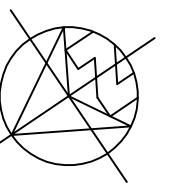
A2.1

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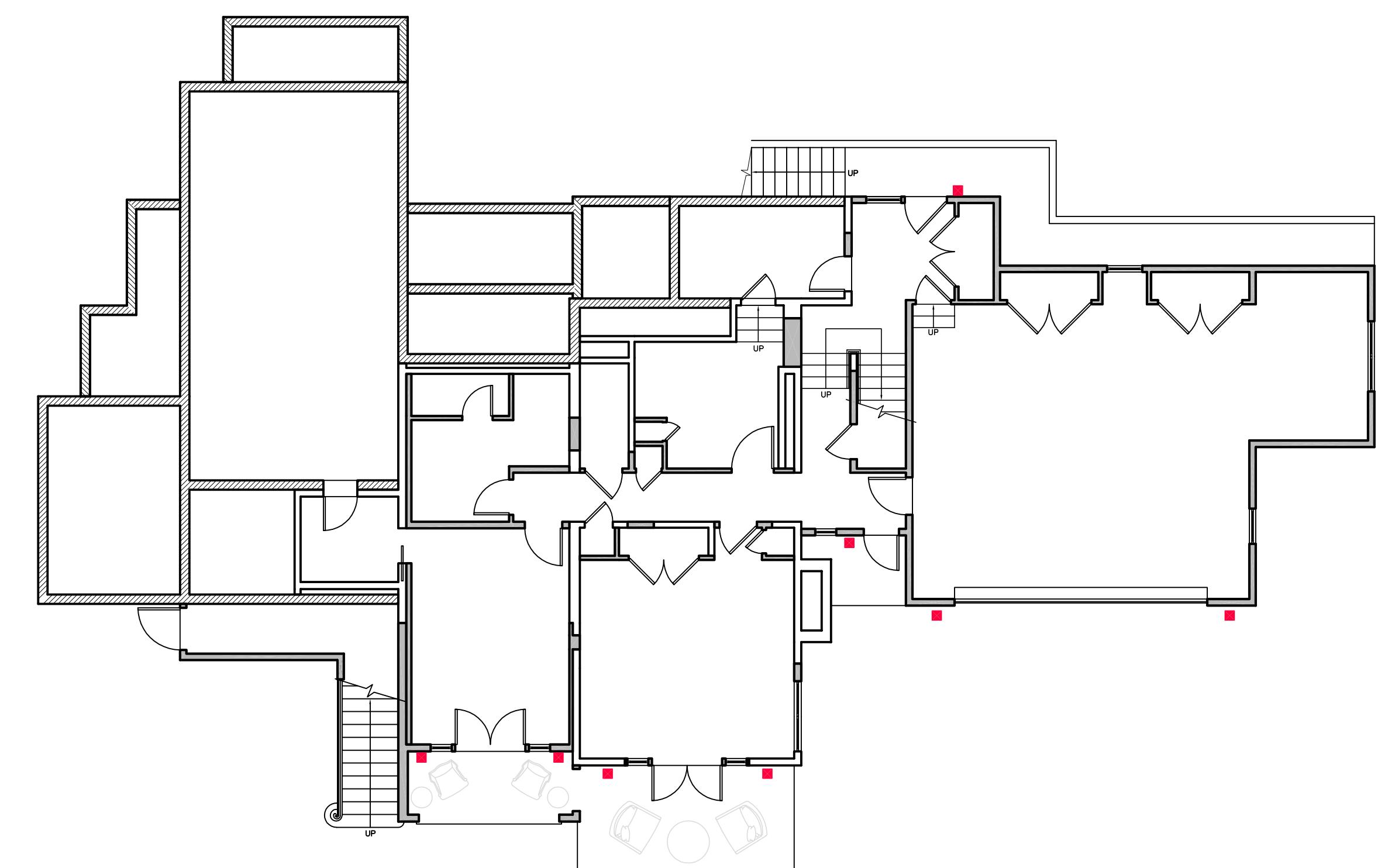
0' 1' 2' 5' 10'



LOWER LEVEL FLOOR PLAN

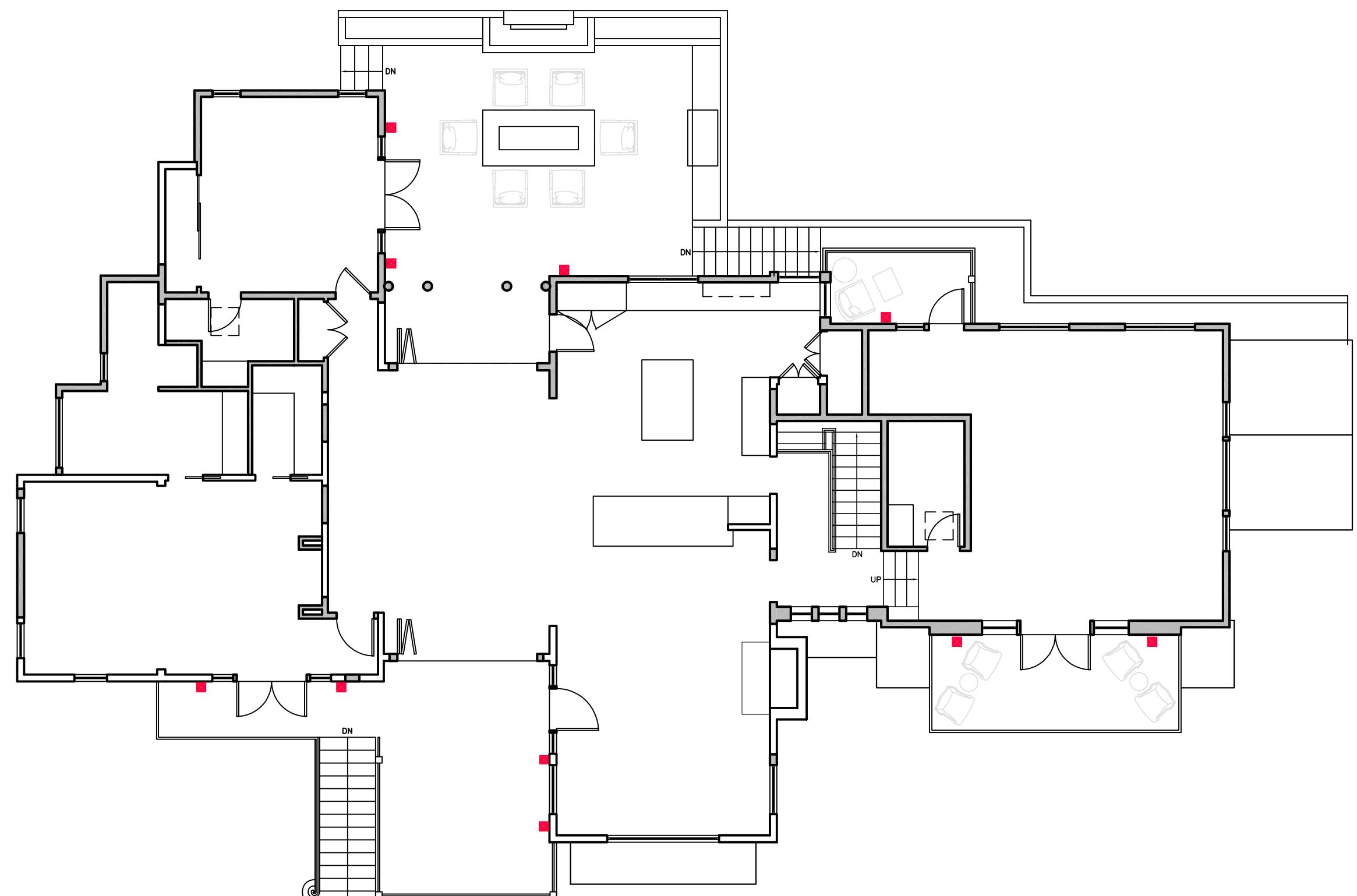
1/4" = 1'-0"

A2.1



LOWER LEVEL EXTERIOR LIGHTING PLAN

1/8"=1'-0"



MAIN LEVEL EXTERIOR LIGHTING PLAN

1/4"=1'-0"

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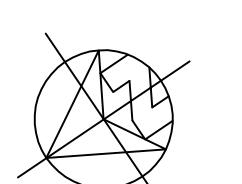
REVISIONS:
08-11-23
PLANNING REVISIONS

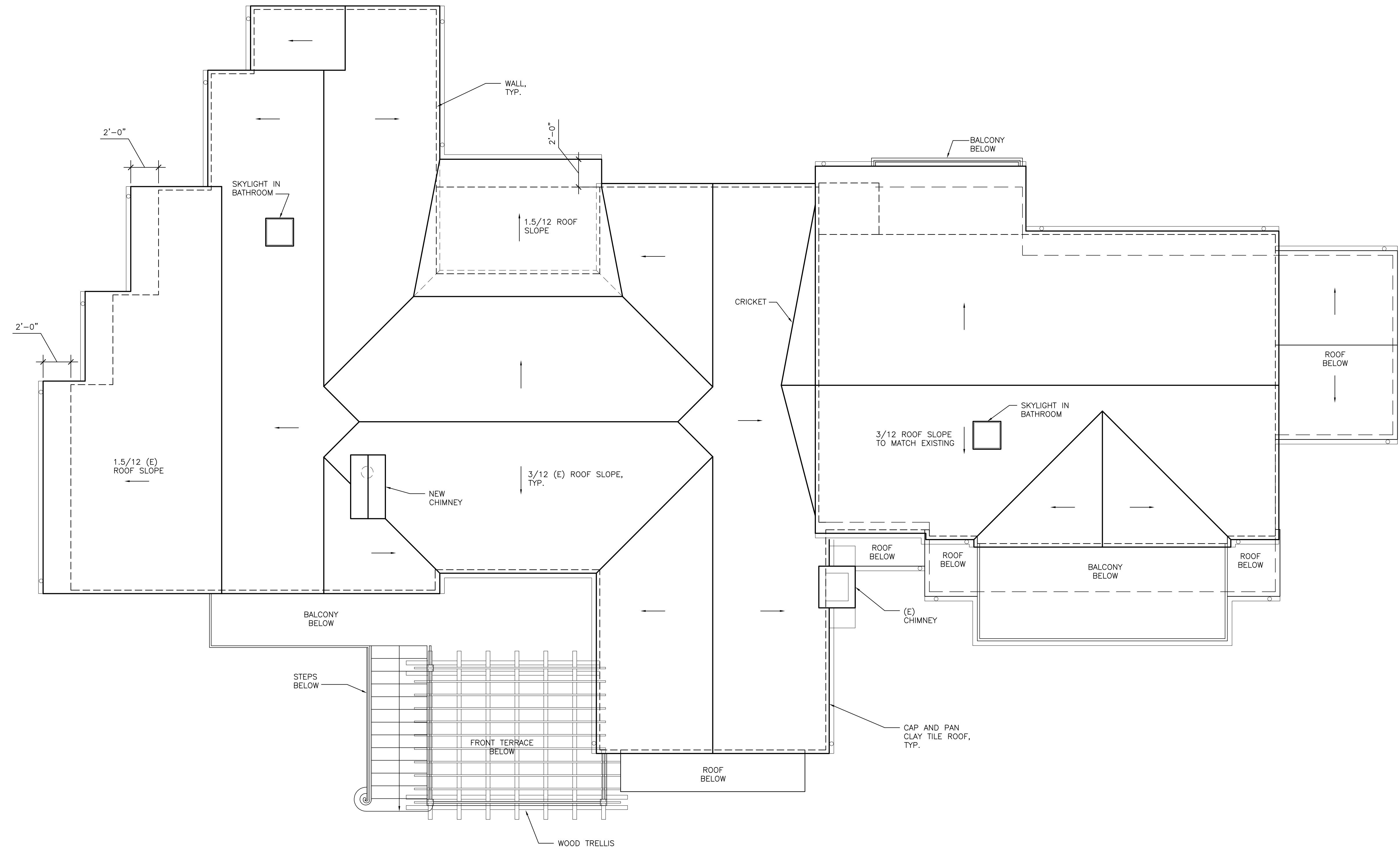
EXTERIOR
LIGHTING PLAN

DATE: 06-19-2023
PLANNING APPROVAL

SHEET NO.
A2.2

NOTE:
ALL EXTERIOR LIGHT FIXTURES SHALL BE DOWNLIGHT,
ATTACHED TO THE HOUSE NO HIGHER THAN 6' ABOVE FINISH FLOOR,
AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)





GENERAL ROOF NOTES

ROOF MATERIAL - CLASS 'A' CAP AND PAN CLAY TILE ROOF TO MATCH EXISTING
 ROOF SLOPE - 3/12
 OVERHANG - NO OVERHANG, U.O.N.
 O'GEE COPPER GUTTERS WITH ROUND DOWNSPOUTS TO MATCH EXISTING

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REVISIONS:
 08-11-23
 PLANNING REVISIONS
 1
 2
 3
 4

ROOF PLAN

DATE: 06-19-2023
 PLANNING APPROVAL

SHEET NO.

A5.0



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REVISIONS:
08-11-23
PLANNING REVISIONS
A
B
C
D

EXTERIOR ELEVATIONS

DATE: 06-19-2023
PLANNING APPROVAL

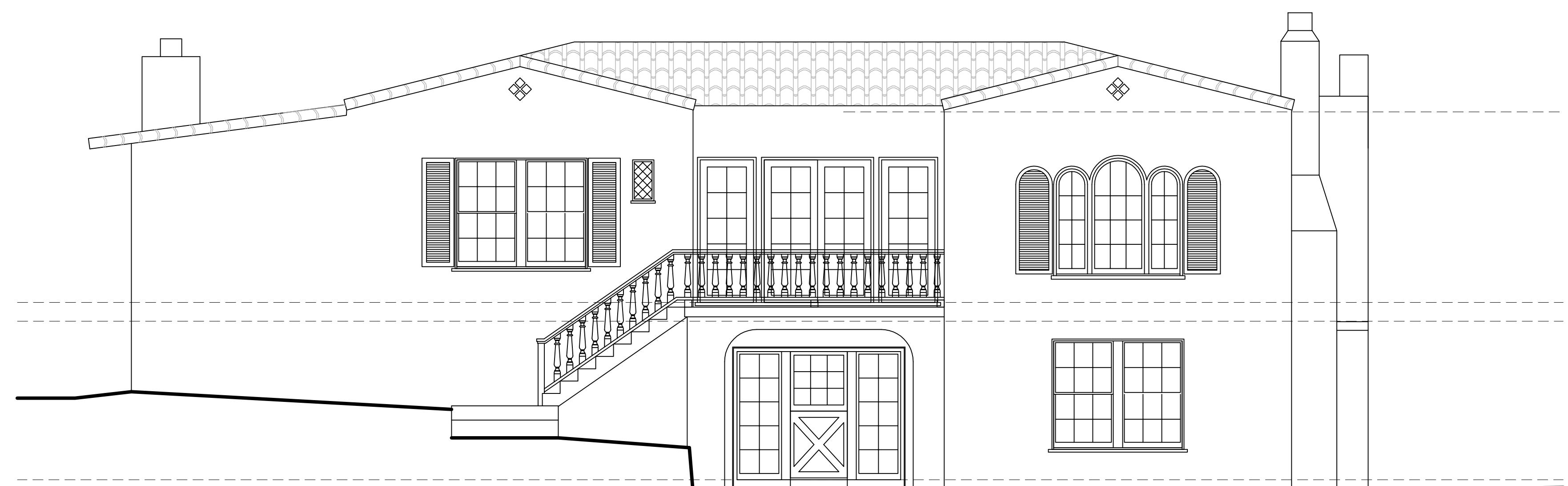
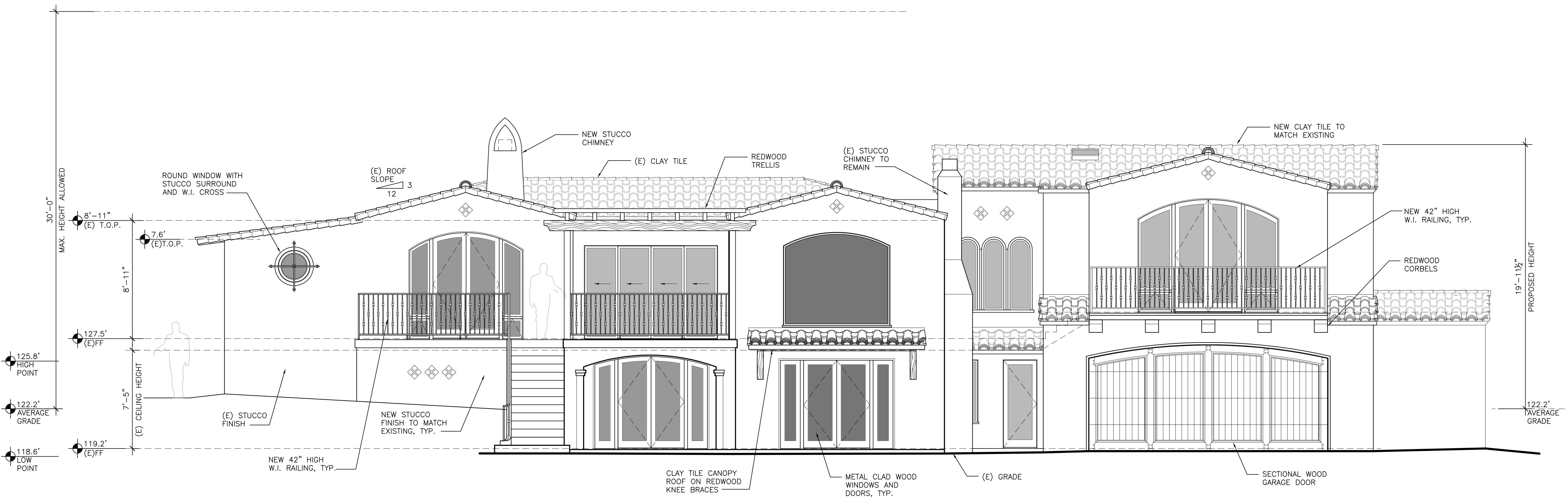
SHEET NO.

A6.0

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PROPOSED FRONT (WEST) ELEVATION

1/4"=1'-0"



EXISTING FRONT (WEST) ELEVATION

1/4"=1'-0"



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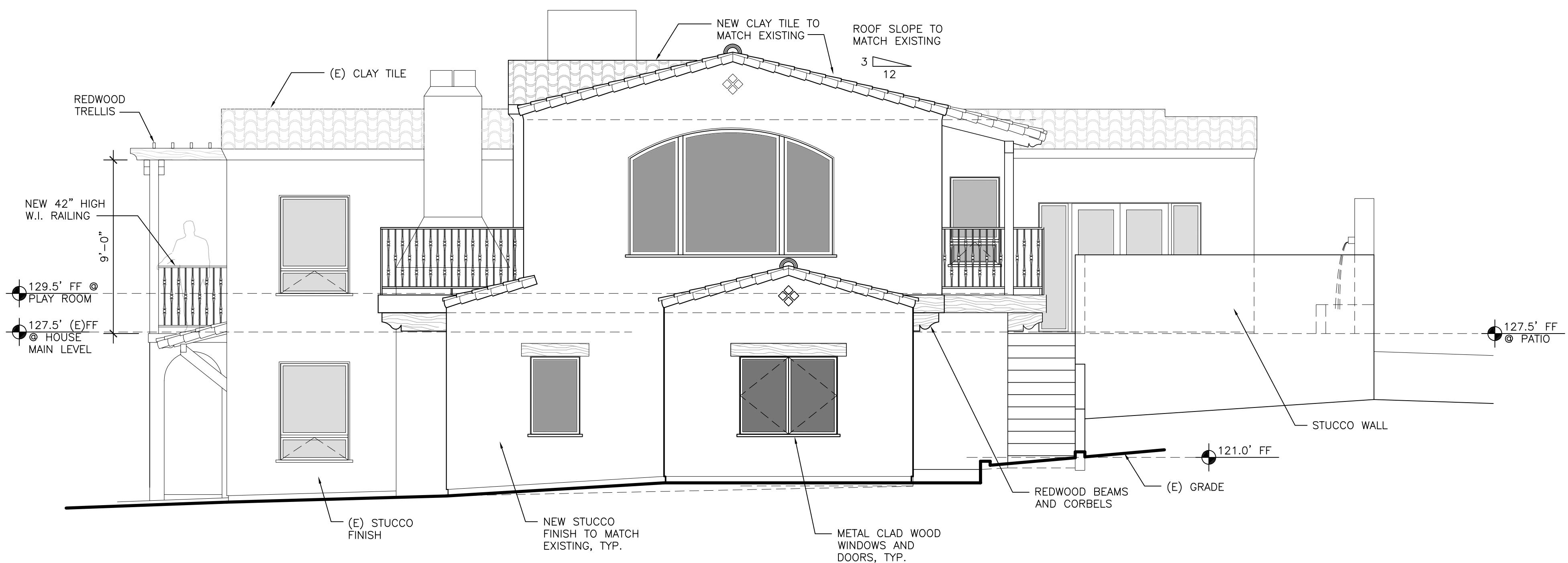
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PROPOSED SOUTH ELEVATION

1/4"=1'-0"



EXISTING SOUTH ELEVATION

1/4"=1'-0"

REVISIONS:
 08-11-23
 PLANNING REVISIONS
 □
 □
 □
 □

EXTERIOR ELEVATIONS

DATE: 06-19-2023
PLANNING APPROVAL

SHEET NO.

A6.1



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REVISIONS:
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 3
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EXTERIOR ELEVATIONS

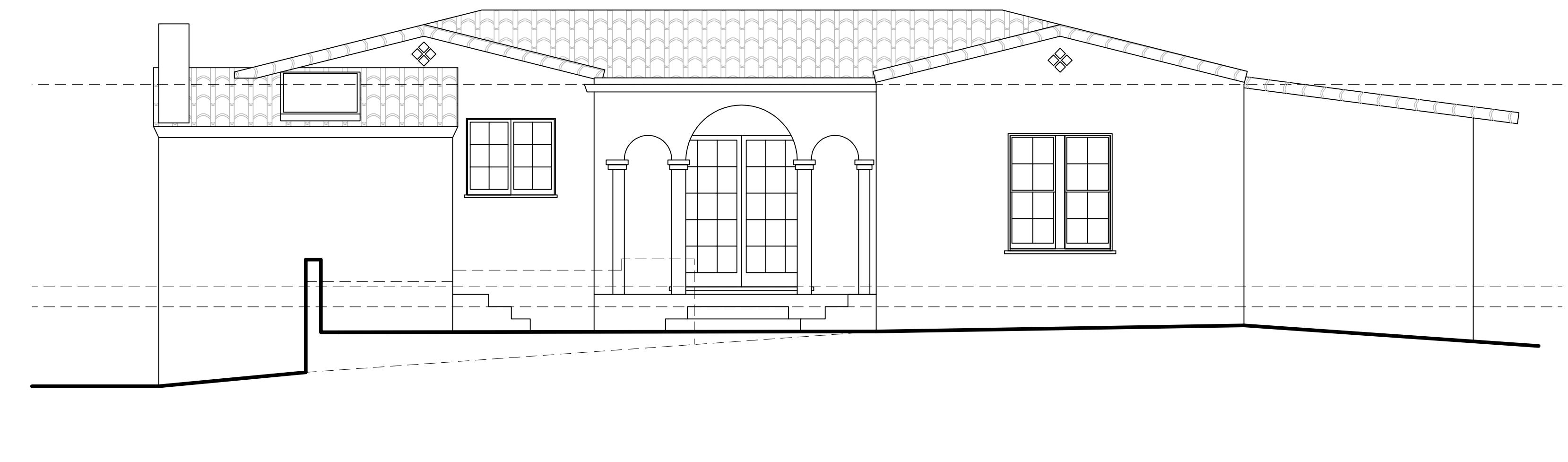
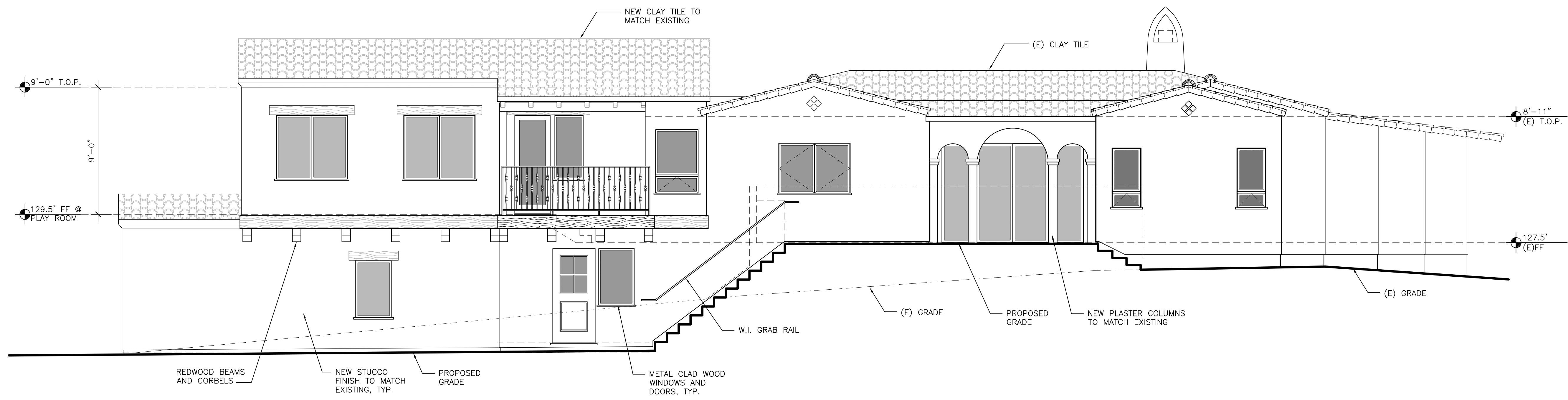
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PLANNING APPROVAL

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A6.2

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PROPOSED EAST (REAR) ELEVATION 1/4"=1'-0"



EXISTING EAST (REAR) ELEVATION 1/4"=1'-0"



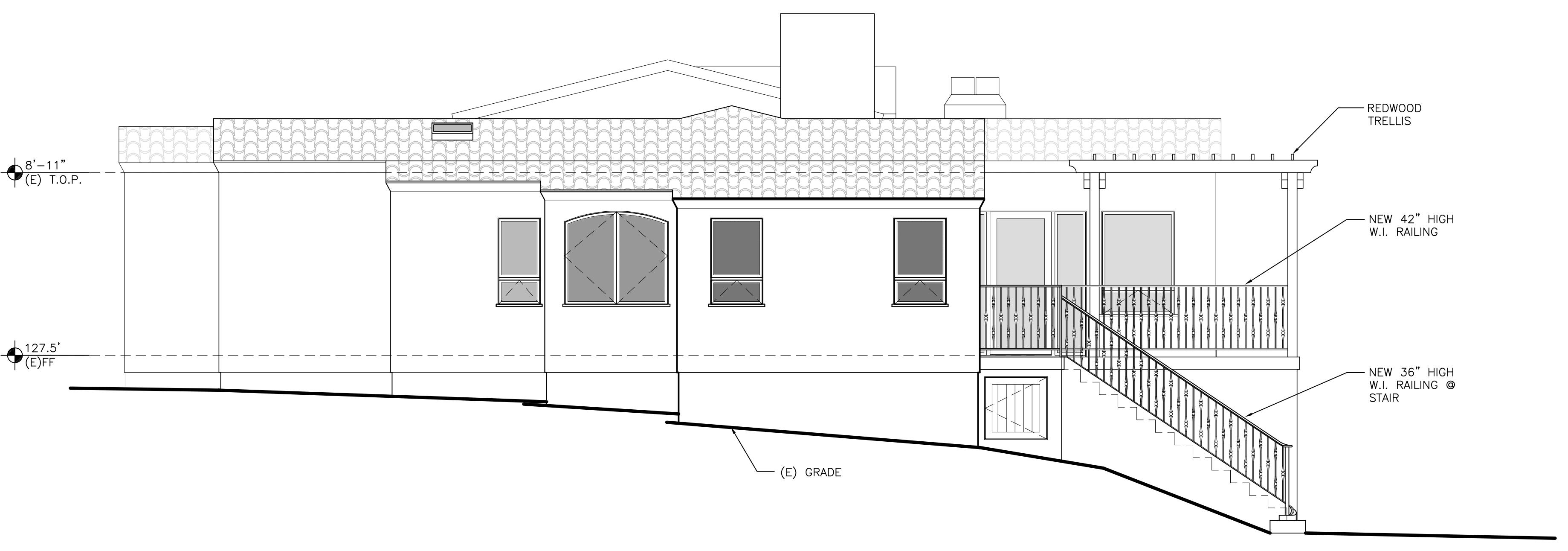
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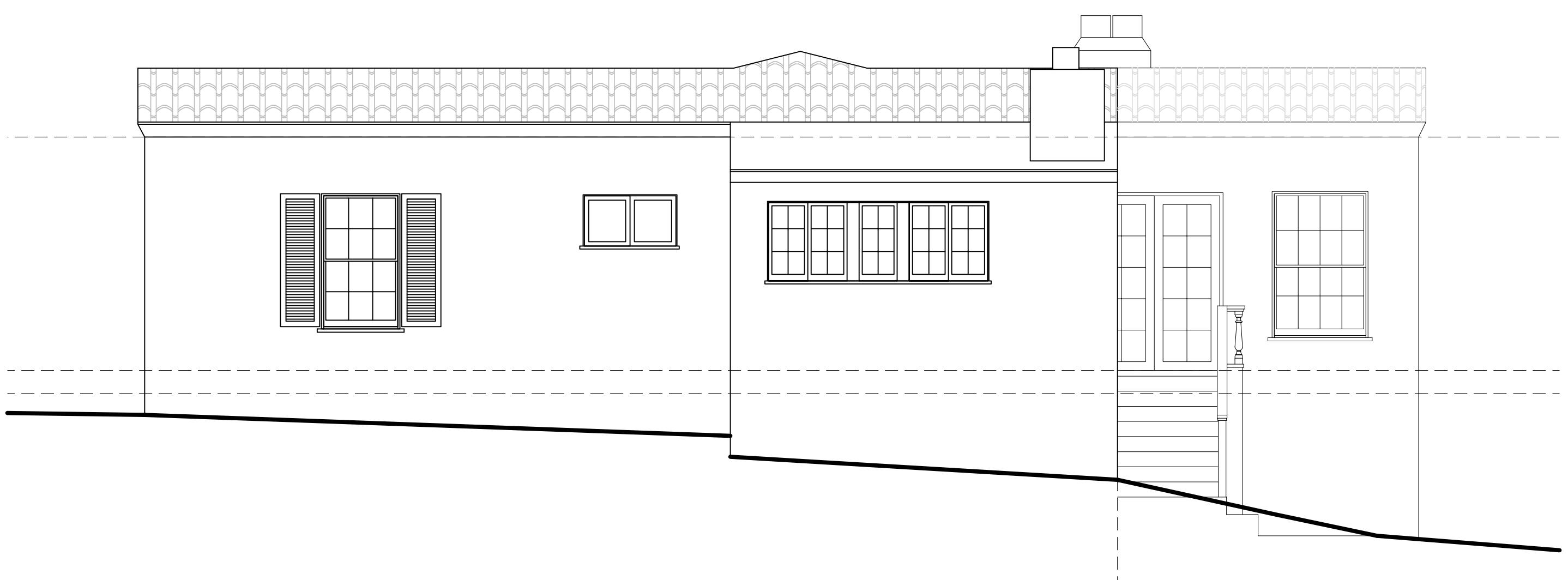
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PROPOSED NORTH ELEVATION

1/4"=1'-0"



EXISTING NORTH ELEVATION

1/4"=1'-0"

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EXTERIOR
ELEVATIONS

DATE: 06-19-2023
 PLANNING APPROVAL

SHEET NO.

A6.3



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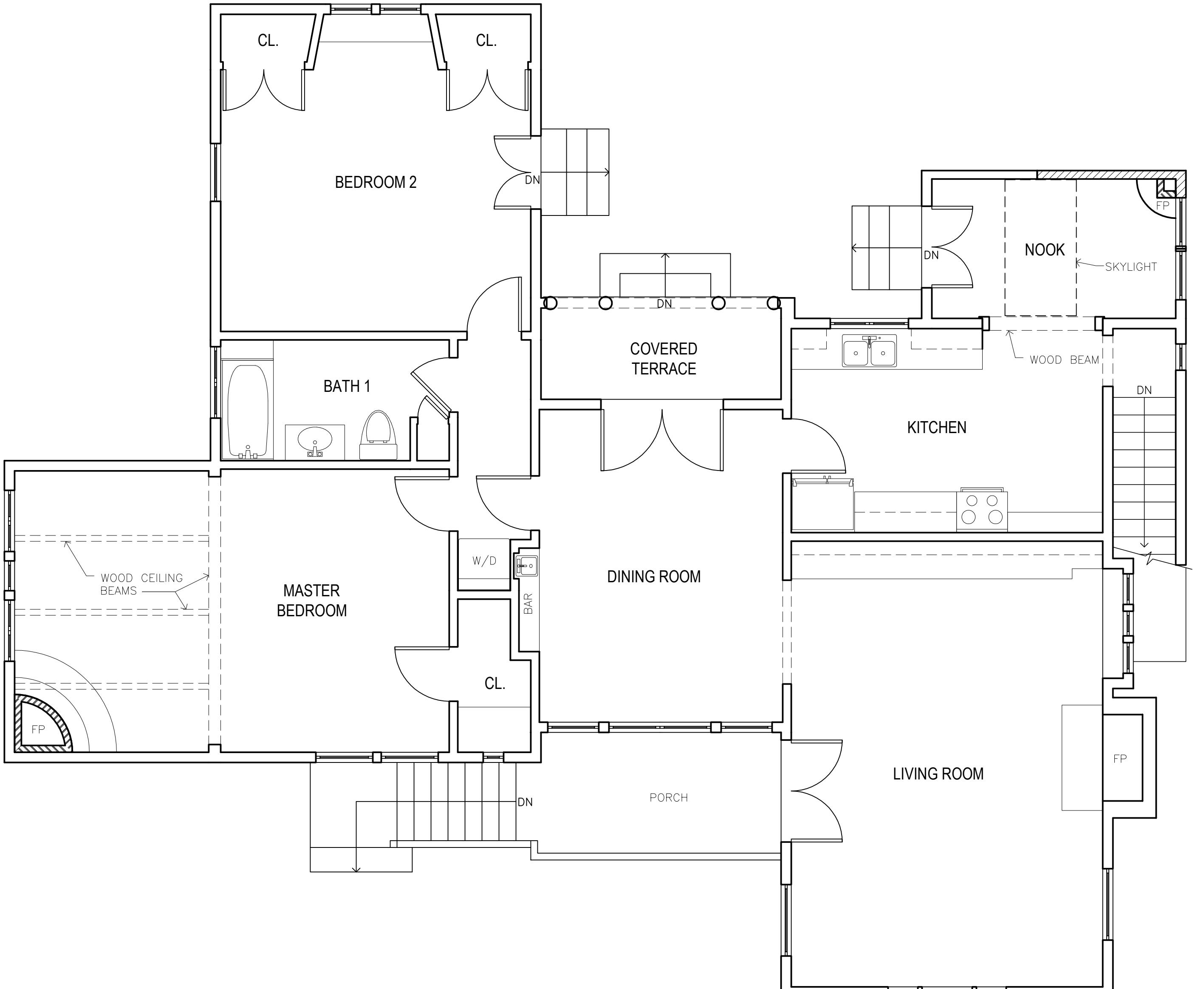
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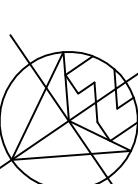
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CARMEL, CA 93923



MAIN LEVEL FLOOR AREA
1,639 SF

0' 1' 2' 5' 10'



REVISIONS:
1
2
3
4

MAIN LEVEL
FLOOR PLAN

DATE: 01-02-2023
AS-BUILT

SHEET NO.

E2.0

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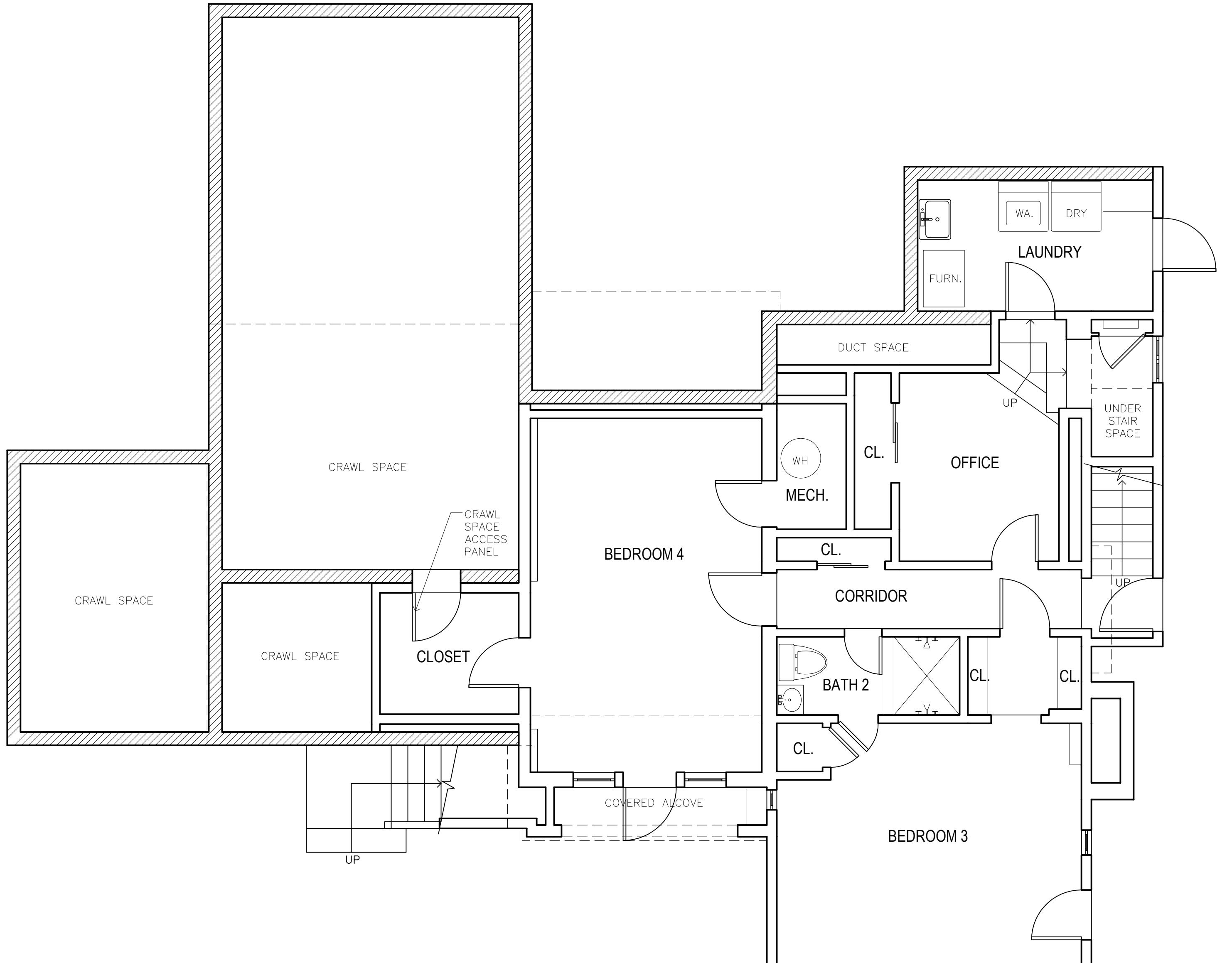
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LOWER LEVEL FLOOR AREA
819 SF

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1
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LOWER LEVEL
FLOOR PLAN

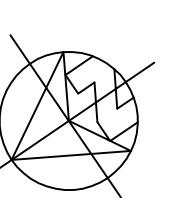
DATE: 01-02-2023
AS-BUILT

SHEET NO.

E2.1

1/4" = 1'-0"

0' 1' 2' 5' 10'



LOWER LEVEL FLOOR PLAN

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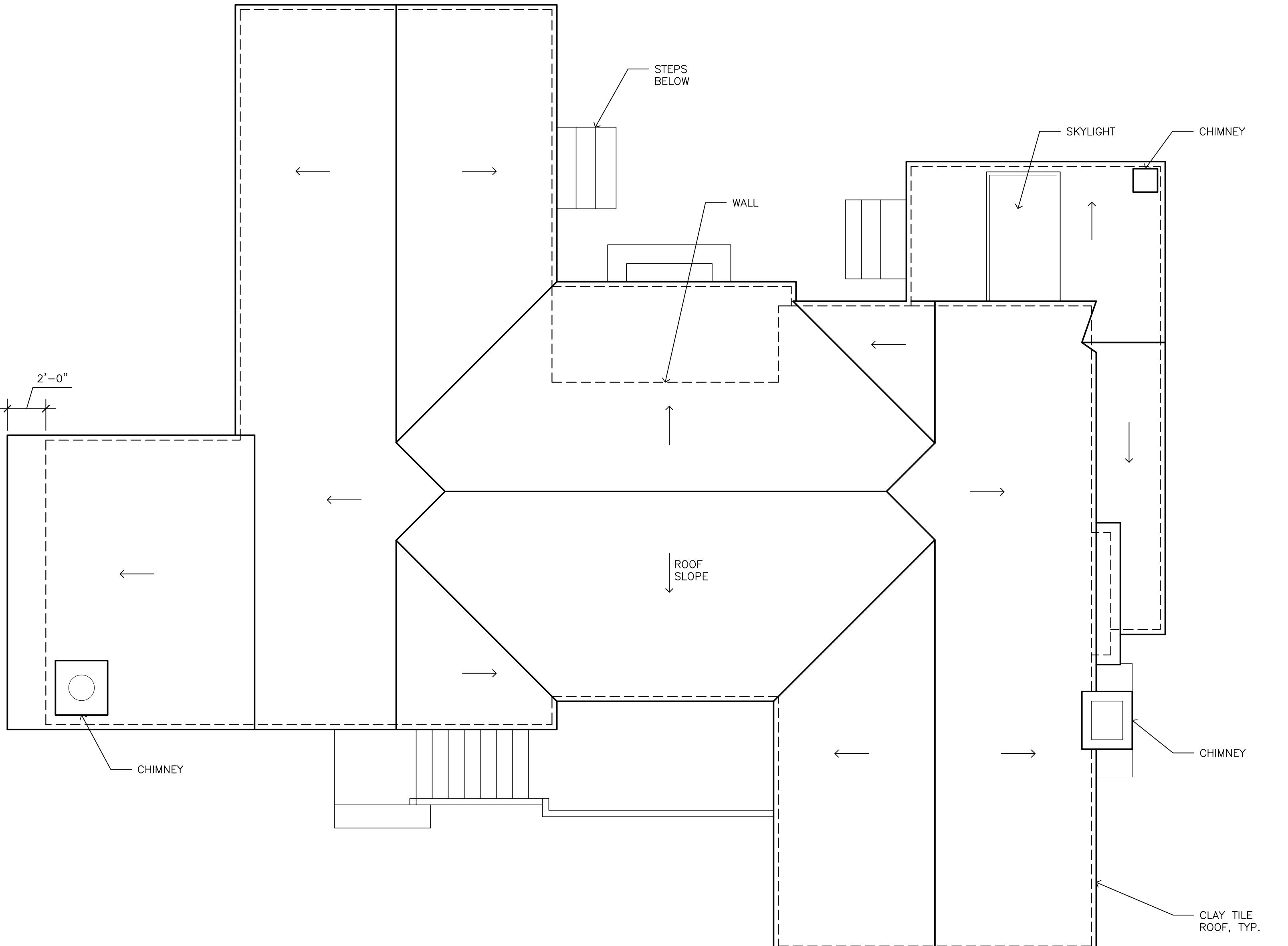
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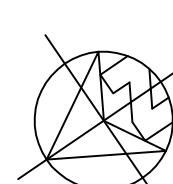
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0' 1' 2' 5' 10'



ROOF PLAN

1 / 4" = 1' - 0"

REVISIONS:

ROOF PLAN

DATE: 01-02-2023

AS-BUILT

SHEET NO.

E5.0

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: 06/19/23 Site Address: 161 Spindrift Planner: _____
Description: Existing front (west) elevation

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____
Description: Existing south elevation

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____

Description: Existing rear (East) elevation

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: _____ Site Address: _____ Planner: _____

Description: Existing North elevation

COLOR SAMPLES FOR PROJECT FILE NO. _____

To match existing

Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____

161 Spindrift Rd.,
Garden/ storage shed

Finish - B&B or T1-11 painted to match (e) wood fence and win/door trim

