

Exhibit C

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

Duncan & Duncan (PLN160067)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- a) Finding the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- b) Approving a Public Hearing to consider action on 1) Use Permit to allow for the conversion of commercial space to residential space within an existing building resulting in two residential apartments totaling 2,460 square feet and four commercial office spaces totaling 2,766.90 square feet; and 2) General Development Plan and Design Approval for the addition of a 207.90 square foot bathroom to the existing structure and the construction of a 1,536 detached garage; subject to 18 conditions of approval.

PLN160067, Duncan & Duncan LLC, 8 El Caminito, Carmel Valley (Assessor's Parcel Number 187-433-039-000), Carmel Valley Master Plan Area

Duncan & Duncan LLC application came on for public hearing before the Monterey County Zoning Administrator on October 27, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator 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) The application for a Combined Development Permit was submitted on April 29, 2016. 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;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist.
- b) The parcel is zoned “LC-D-S-RAZ” [Light Commercial with Design

Control and Site Plan review overlays and Residential Allocation Zoning], which allows residential use with the approval of a use permit provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use. The overlay zones for the project site require the proposed project to submit a Design Approval Application and a Site Plan Approval Application for review by the appropriate authority, and the Residential Allocation Zoning overlay requires a 30 foot setback for all structures from Carmel Valley Road.

- c) CV-1.6 places a limitation of 166 units to be allocated in the Carmel Valley Master Plan. The new residential unit included in this unit would come out of that cap. Currently 5 units have been approved or built in Carmel Valley reducing the number of available units to 161. Approval of this project would reduce the number of available units to 160.
- d) The proposed project includes 2,460 square feet of residential space while retaining 2,766.90 square feet of commercial space allowing the proposed project to be a conditionally approved use within the LC [Light Commercial] zone.
- e) The submitted application materials and review of the proposed project by the Zoning Administrator as the appropriate reviewing authority allows the proposed project to be consistent with Design Approval Application and Site Plan Approval Application overlay zones.
- f) The proposed project does not include changes to the existing building that would result in changes to the existing setback from Carmel Valley Road allowing for conformance with the Residential Allocation Zoning overlay zone.
- g) The project planner conducted a site inspection on October 21, 2014 and verified that the project on the subject parcel conforms to the attached plans.
- h) The proposed project was reviewed by the Carmel Valley Land Use Advisory Committee (LUAC) on June 6, 2016. The LUAC recommended approval of the project by a vote of 6-0 (Exhibit C). All LUAC concerns have been addressed by conditions of approval, which have been incorporated into Exhibit B of this staff report, specifically condition nos. 5 and 14 (exterior lighting and access to parking spaces).
- i) 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. There are no known violations on the subject parcel.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160067.

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, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to local area traffic. The following reports was prepared:
 - “Traffic Generation Report” (LIB160274) prepared by Hatch Mott McDonald, Gilroy, CA, August 12 2016.
 The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Necessary public facilities are available. Water will be provided by California American Water Company and sewer will be provided by an onsite septic system, which has been reviewed by the Environmental Health Bureau.

3. **FINDING:** **Design.** The location, size, configuration, materials, and colors of structures and fences are designed to protect the public viewshed, neighborhood character, and to assure the visual integrity of the area.
- EVIDENCE:**
- a) The site has been designed to not require removal of any existing trees.
 - b) The design of the existing building will be maintained and the design of the proposed detached garage will be consistent with the existing building. Exterior materials and colors of the proposed structures will consist of stucco façade painted to match the existing building, wood framed doors and windows, wood garage doors, and a concrete tile roof. Policy 1.1 of the Carmel Land Use Plan states: *“All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley’s rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.”* Implementation of the project would not require removal of trees and the addition to the existing structure and the construction of the detached garage would adhere to the rural architectural theme.
 - c) In addition, the project has been conditioned to submit a lighting plan for review and approval prior to issuance of any construction permits to insure that there is no light spill over onto adjacent property and that all light sources are shielded. Implementation of the proposed design techniques and the standard condition (Condition 5) of approval for exterior lighting protect nighttime views in the area.

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 15303(c) categorically exempts the construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another were only minor modifications area made in the exterior of the structure.
 - b) The proposed project includes the addition of a 207.90 square foot bathroom to an existing 3,483 square foot building and the construction of a 1,536 square foot detached garage on the same previously developed site. The proposed project would also include the conversion of 1,249 square feet of an existing commercial building to residential use. Combined, the development proposed by the project would be less than 10,000 square feet.
 - c) The proposed project site is located within an urbanized area. Specifically, the proposed project is located within the Carmel Valley Village area.
 - d) The proposed project will not involve the use or storage of significant amounts of hazardous materials.
 - e) The proposed project is located in an area where all public services and facilities area available to allow for maximum development in the General Plan, and the proposed project in not located in an area identified as being environmentally sensitive.
 - f) 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 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 impact to the environment.
 - g) No adverse environmental effects were identified during staff review of the development application.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- a) Find the project exempt from CEQA per Section 15303 of the CEQA Guidelines; and
- b) Approve a Use Permit, General Development Plan and Design Approval to allow for the conversion of commercial space to residential space within an existing building resulting in two residential apartments totaling 2,460 square feet and four commercial office spaces totaling 2,766.90 square feet, the addition of a 207.90 square foot bathroom to the

existing structure, and the construction of a 1,536 detached garage; subject to 18 conditions of approval.

PASSED AND ADOPTED this 26th the day of October, 2016:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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 RMA-Planning and RMA-Building Services Department office in Salinas.

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

Monterey County RMA Planning

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

PLN160067

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and General Development Plan (PLN160067) allows the conversion of an existing art theater into mixed residential/commercial use which includes three commercial tenant spaces (totaling 2,637 square feet) and two residential units (totaling 2,590 square feet). Total square footage includes a bathroom addition (207 square feet) and new detached garage (1,536 square feet). The property is located at 8 El Caminito Road, Carmel Valley (Assessor's Parcel Number 187-433-039-000), 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 RMA - 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. (RMA - 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A Use Permit and General Development Plan to allow the conversion of an existing art theater into mixed residential/commercial use which includes three commercial tenant spaces (totaling 2,637 square feet) and two residential units (totaling 2,590 square feet). Total square footage includes a bathroom addition (207 square feet) and detached garage (1,536 square feet), (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 187-433-039-000 on [Date the permit was approved]. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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.

4. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating 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.

6. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

7. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA - Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

8. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

9. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

10. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

11. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Monterey County Regional Fire District

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

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

12. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

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

13. FIRESPO1 - NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO1 - NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM
FIRE SPRINKLER SYSTEM IN EXISTING BUILDING - Due to the change of occupancy classification, the existing and new portions of the building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or California Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. Responsible Land Use Department: Monterey County Regional Fire District

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

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

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

14. FIRESPO2 - NON-STANDARD CONDITION - FIRE ALARM SYSTEM (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Any fire sprinkler system with 20 or more fire sprinklers shall be monitored by a station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. A fire alarm system shall be provided with audible and visual notification devices in any building with a fire sprinkler system containing more than 100 sprinklers or with more than one tenant space. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: Monterey County Regional Fire District

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

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the fire alarm acceptance test and the final fire inspection.

15. FIRESPO3 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEY BOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO3 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX - Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. Responsible Land Use Department: Monterey County Regional Fire District

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

Prior to requesting a final building inspection, Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

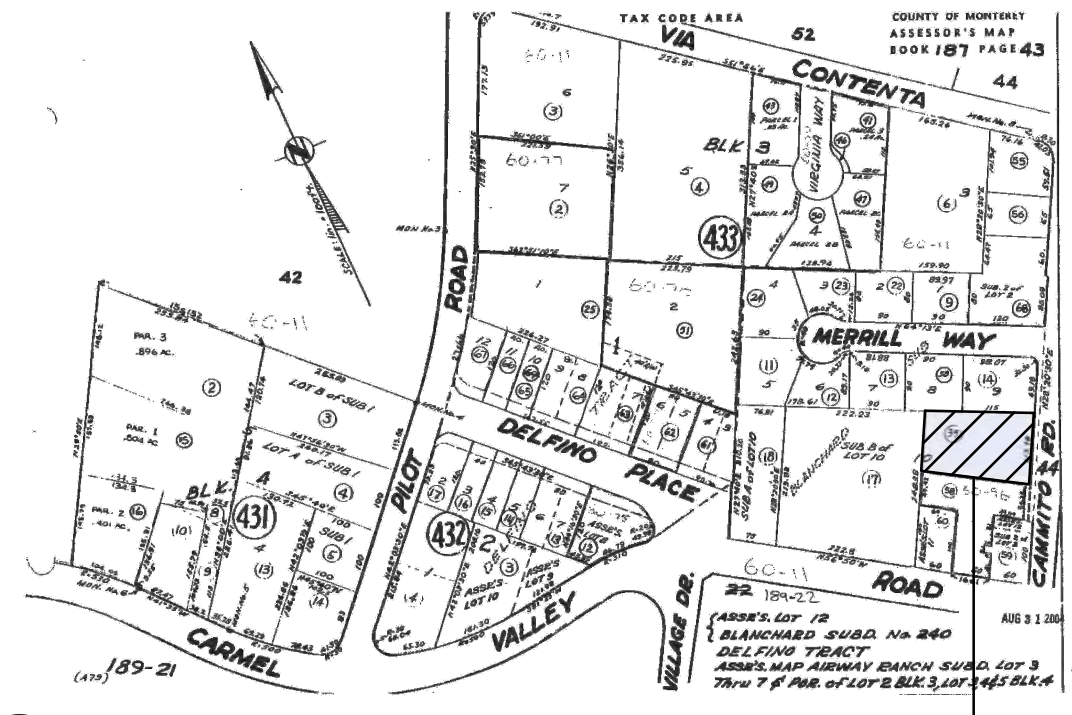
16. FIRESPO4 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO4 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. Responsible Land Use Department: Monterey County Regional Fire District

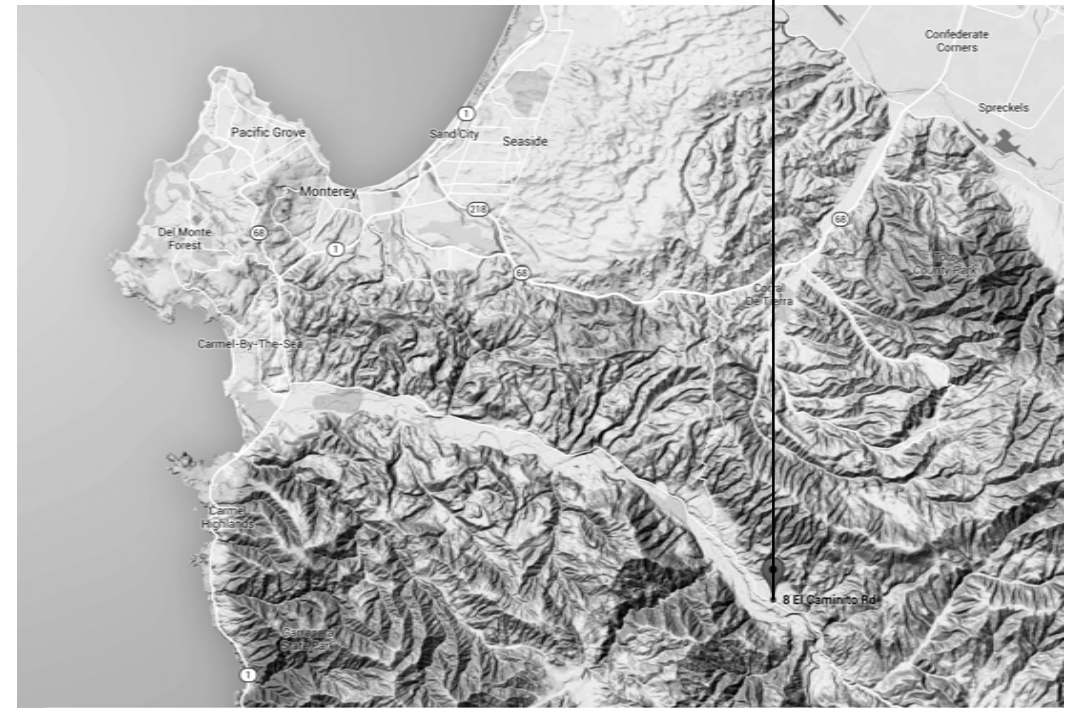
Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.



1 PARCEL PLAN
NOT TO SCALE

PROJECT LOCATION



2 VICINITY MAP
NOT TO SCALE

SCOPE OF WORK

RENOVATION OF AN EXISTING COMMERCIAL PROPERTY INTO A MIXED USE, RESIDENTIAL AND COMMERCIAL SPACE. EXISTING BUILDING ENVELOPE TO REMAIN. EXPANSION OF SITE COVERAGE WITH THE CONSTRUCTION OF A DETACHED GARAGE.

SHEET INDEX

- A1 TITLE SHEET AND SITE DATA
- A2 EXISTING SITE PLAN
- A3 PROPOSED SITE PLAN
- A4 EXISTING FLOOR PLANS
- A5 PROPOSED LEVEL 1 - FLOOR PLAN
- A6 PROPOSED LEVEL 2 & GARAGE - FLOOR PLANS
- A7 EXISTING EXTERIOR ELEVATIONS 1
- A8 EXISTING EXTERIOR ELEVATIONS 2
- A9 PROPOSED EXTERIOR ELEVATIONS 1
- A10 PROPOSED EXTERIOR ELEVATIONS 2
- A11 PROPOSED EXTERIOR ELEVATIONS 3

*All existing building measurements are taken from planning permit #DA:990123

PROJECT DATA

OWNER	ARLISS AND CAROL DUNCAN PO BOX 4083 CARMEL, CA 93921 CAROL@CAROLDUNCAN.COM 831 277 3026
ARCHITECT	ADAM JESELNICK AIA 3069 LORCA LANE CARMEL, CA 93923 AEJARCH@GMAIL.COM 831 620 5164
DESIGNER	SALT + BONES PO BOX 5696 CARMEL, CA 93921 CARISSA@SALT-BONES.COM 831 250 5334
SURVEYOR	BESTOR ENGINEERS, INC MIKE HINK, PLS 9701 BLUE LARKSPUR LN. MONTEREY, CA 93940 HINK@BESTOR.COM 831 373 2941

SITE INFORMATION

PROPERTY ADDRESS	8 EL CAMINITO RD. CARMEL VALLEY, CA 93924
APN	187 433 039 000
ZONING	LC-D-S-RAZ
PARCEL SIZE	17,979.1 SF
CONSTRUCTION TYPE	V-8
FIRE SPRINKLERS	NO
WATER	CAL-AM
SEWER	1500 GALLON SEPTIC TANK
GRADING	LESS THAN 100 CUBIC YARDS CUT
TREES TO BE REMOVED	NONE
PARKING	10 UNCOVERED PARKING SPACES 4 COVERED PARKING SPACES

SQUARE FOOTAGE CALCULATIONS:

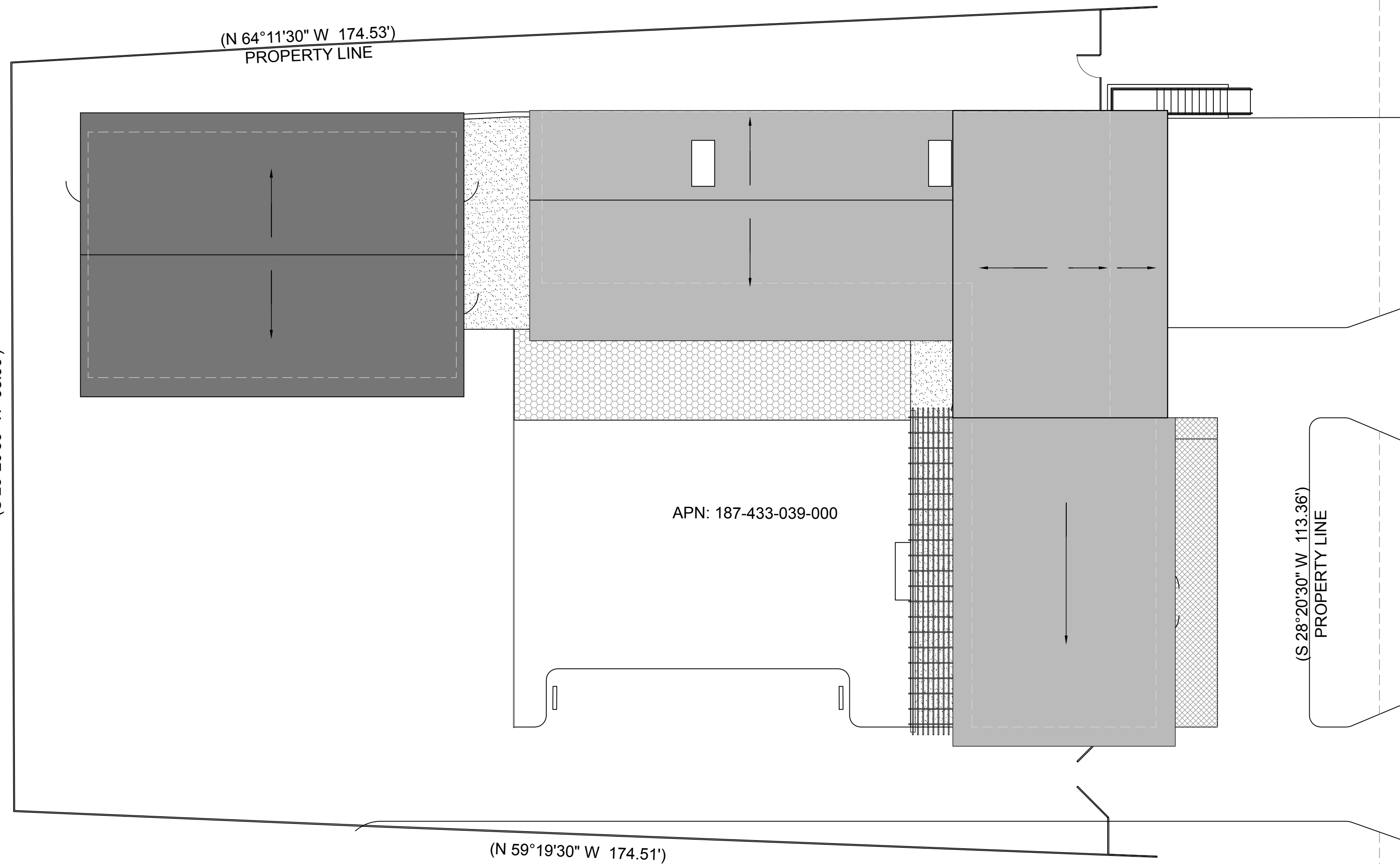
(E) 1ST LEVEL SF	2679.5 SF
(E) 2ND LEVEL SF	803.5 SF
TOTAL (E) SF	3483 SF
PROPOSED ADDITION	207.9 SF
PROPOSED DETACHED GARAGE	1536.0 SF
TOTAL PROPOSED SF (W/ GARAGE)	5226.9 SF
TOTAL COMMERCIAL SF	2637.0 SF
TOTAL RESIDENTIAL SF	2589.9 SF

SITE COVERAGE CALCULATIONS:

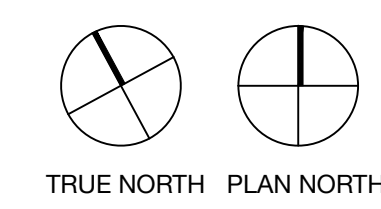
(E) BUILDING	2679.5 SF
(E) WOOD DECK	229.8 SF
TOTAL EXISTING SITE COVERAGE (16.2%)	2909.3 SF
(P) BUILDING ADDITION	207.9 SF
(P) 2ND LEVEL DECK ADDITION	67.8 SF
(P) DETACHED GARAGE	1536.0 SF
TOTAL PROPOSED SITE COVERAGE (27.8%)	4721.0 SF
ALLOWABLE (50%)	8989.6 SF

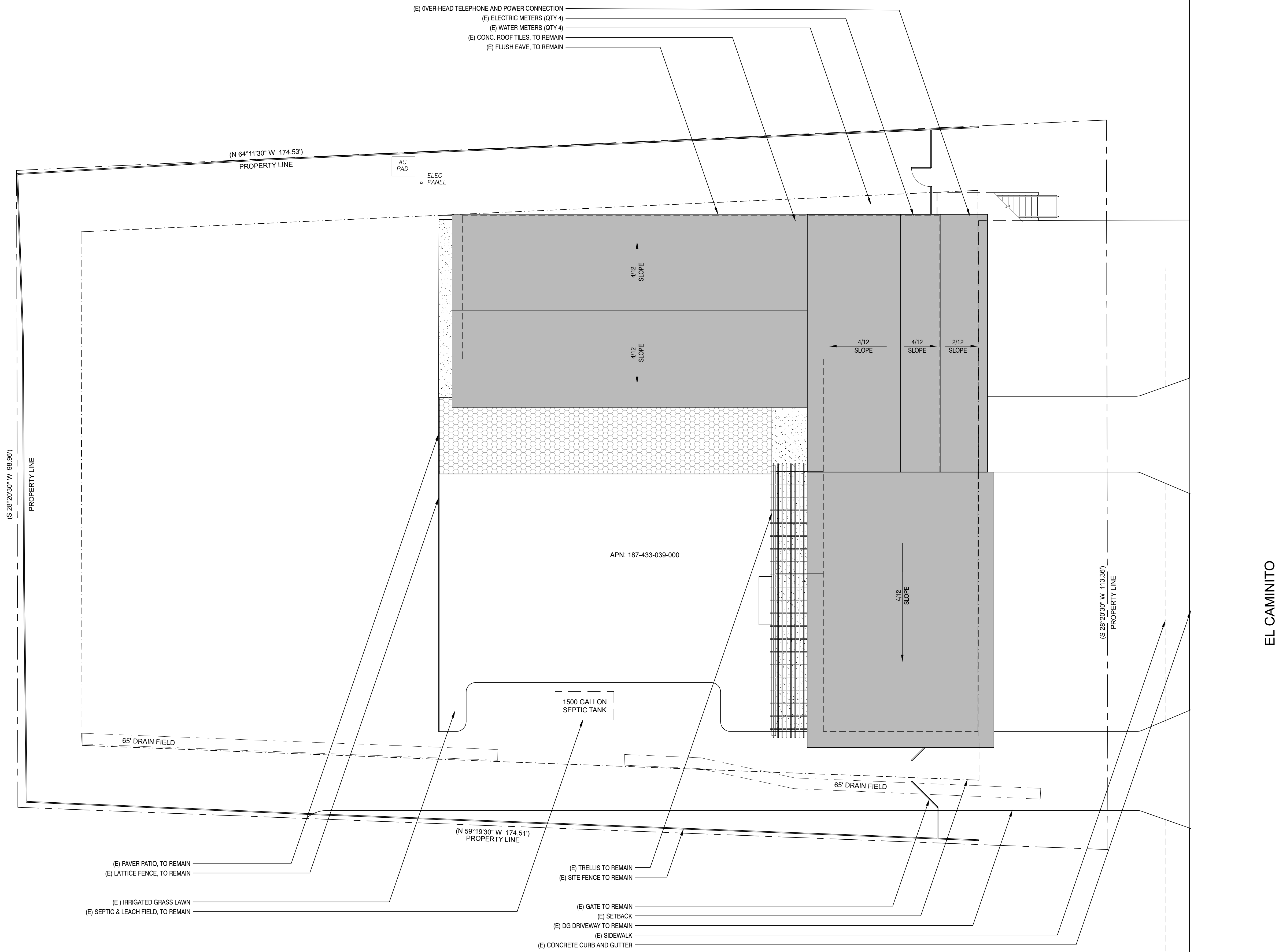
IMPERVIOUS PAVING CALCULATIONS:

(E) BUILDING	2679.5 SF
(E) CONCRETE PATIO (IMPERMEABLE)	855.2 SF
(E) PAVER PATIO (PERMEABLE)	612.5 SF
(E) DRIVEWAY (IMPERMEABLE)	512.1 SF
(E) WOOD DECK	229.8 SF
TOTAL EXISTING IMPERVIOUS AREA	4889.1 SF
(P) BUILDING ADDITION (OFFSET BY (E) CONC. PATIO)	207.9 SF
(P) 1ST LEVEL ENTRY DECK/LANDING	403.0 SF
(P) 2ND LEVEL DECK ADDITION	67.8 SF
(P) DETACHED GARAGE	1536.0 SF
TOTAL PROPOSED IMPERVIOUS AREA	7103.8 SF

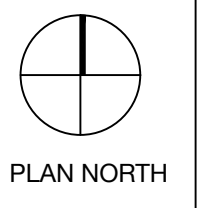


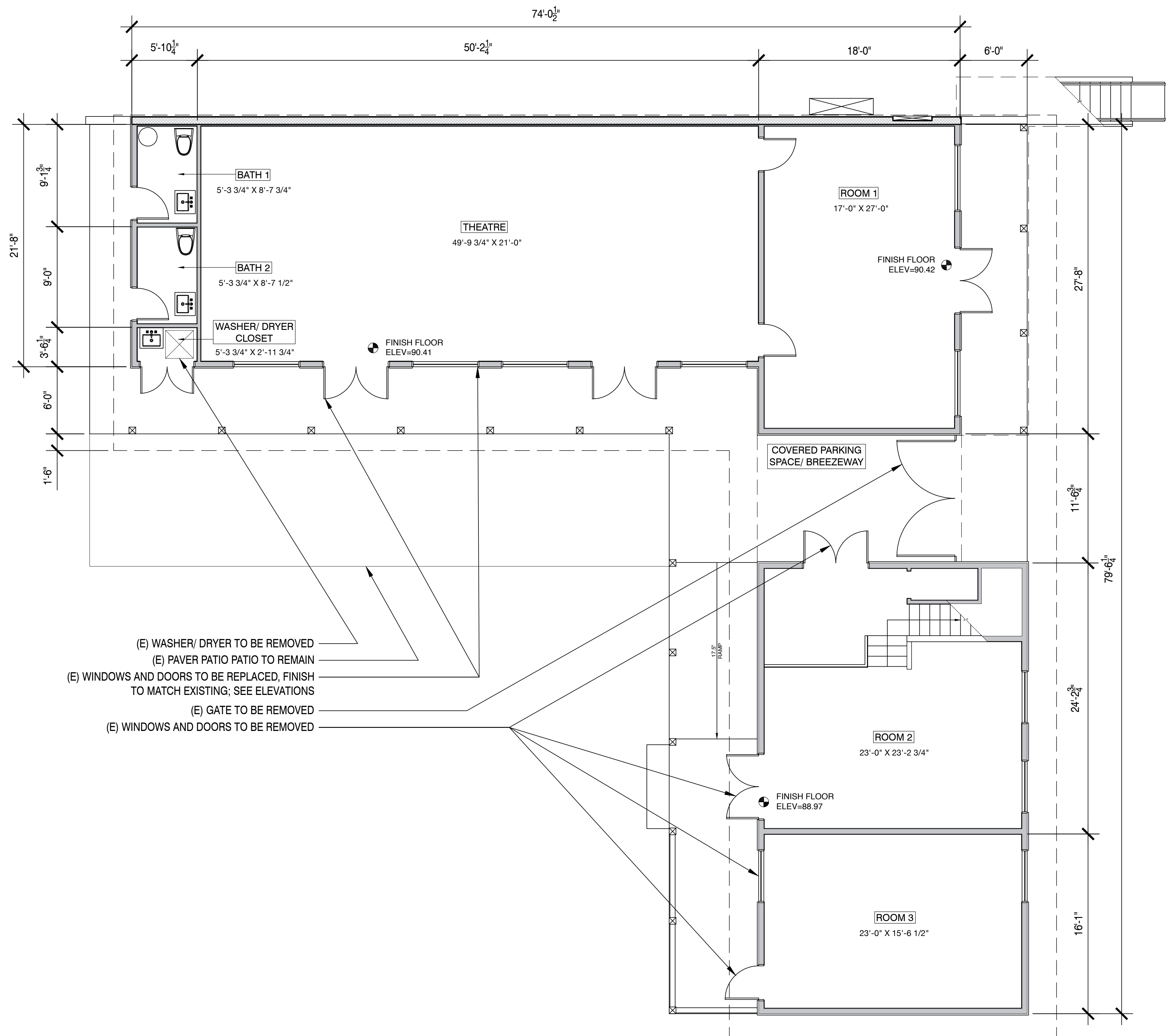
3 PROPOSED SITE PLAN
3/32" = 1'-0"



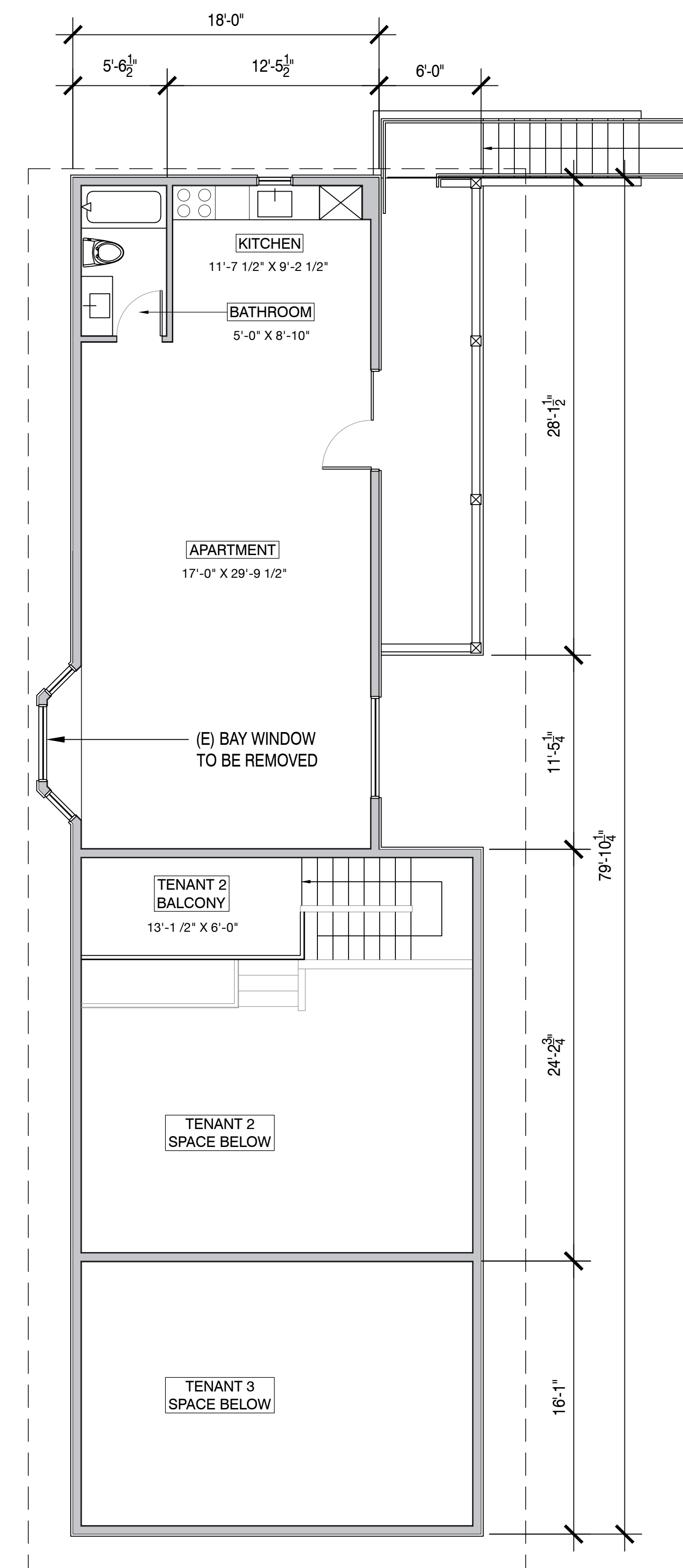


1 EXISTING SITE PLAN
 1/8" = 1'-0"



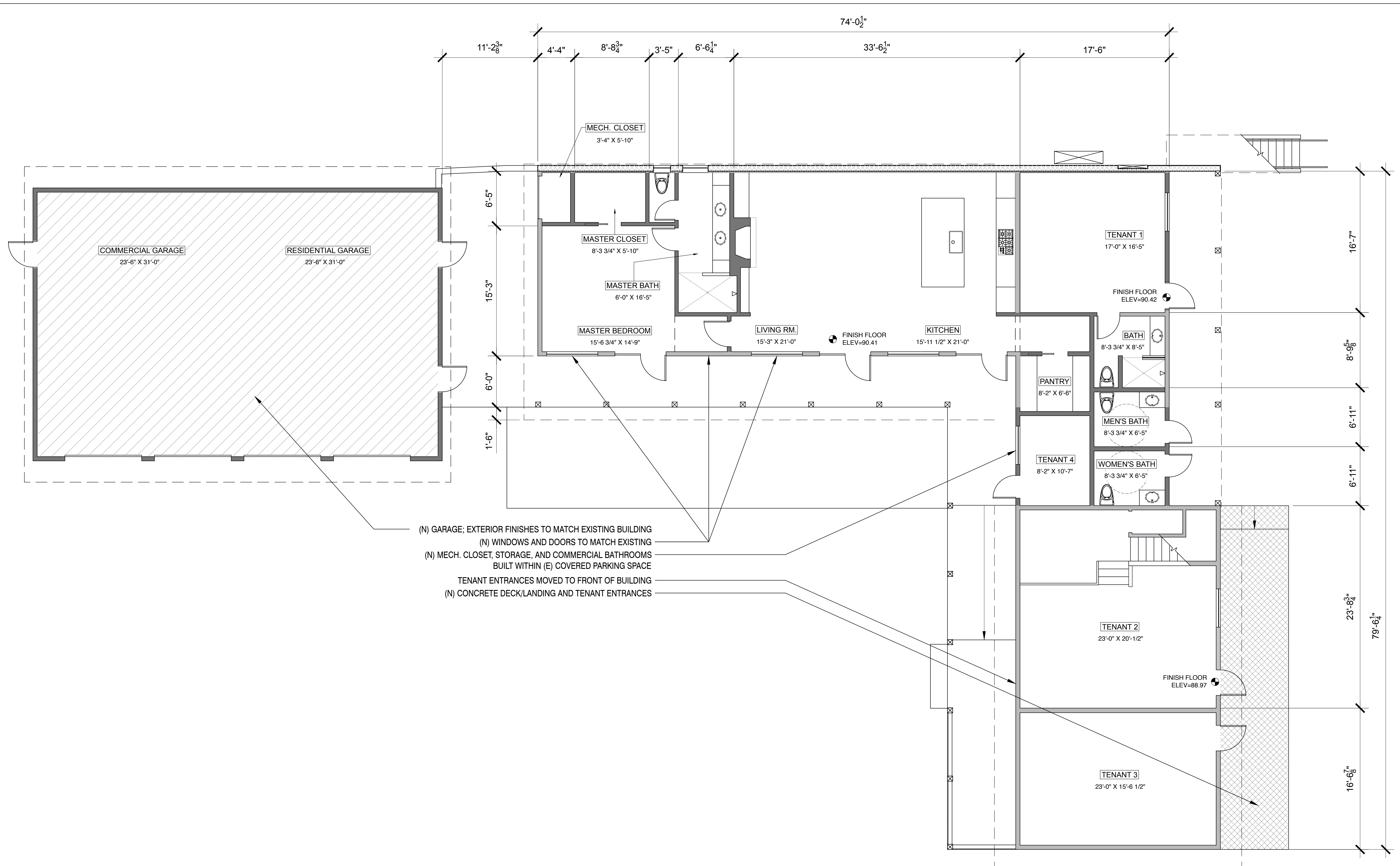


1 EXISTING FIRST LEVEL - FLOOR PLAN
3/16" = 1'-0"



2 EXISTING SECOND LEVEL - FLOOR PLAN
3/16" = 1'-0"



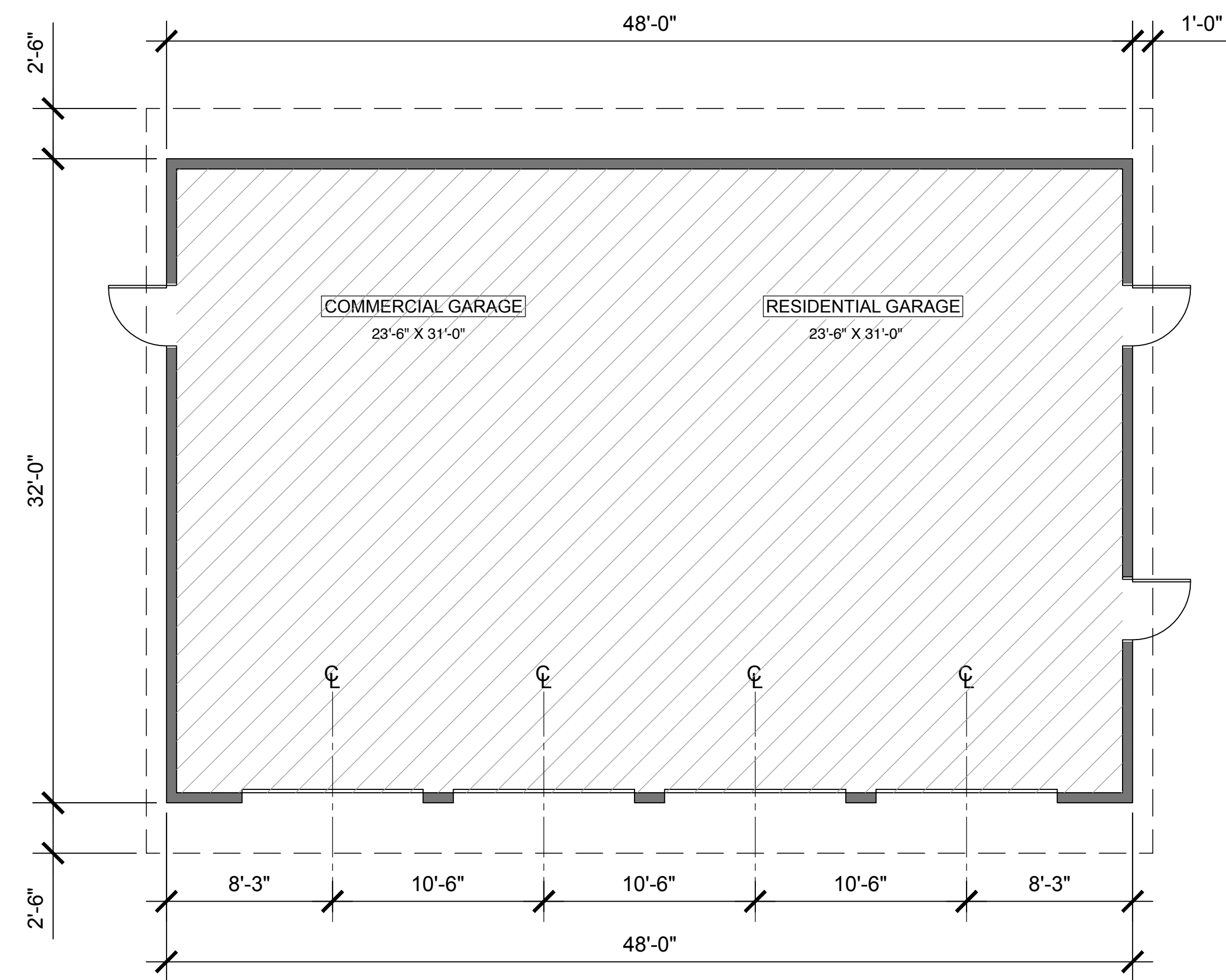


- (N) GARAGE; EXTERIOR FINISHES TO MATCH EXISTING BUILDING
- (N) WINDOWS AND DOORS TO MATCH EXISTING
- (N) MECH. CLOSET, STORAGE, AND COMMERCIAL BATHROOMS BUILT WITHIN (E) COVERED PARKING SPACE
- TENANT ENTRANCES MOVED TO FRONT OF BUILDING
- (N) CONCRETE DECK/LANDING AND TENANT ENTRANCES

1 PROPOSED FIRST LEVEL - FLOOR PLAN
3/16" = 1'-0"

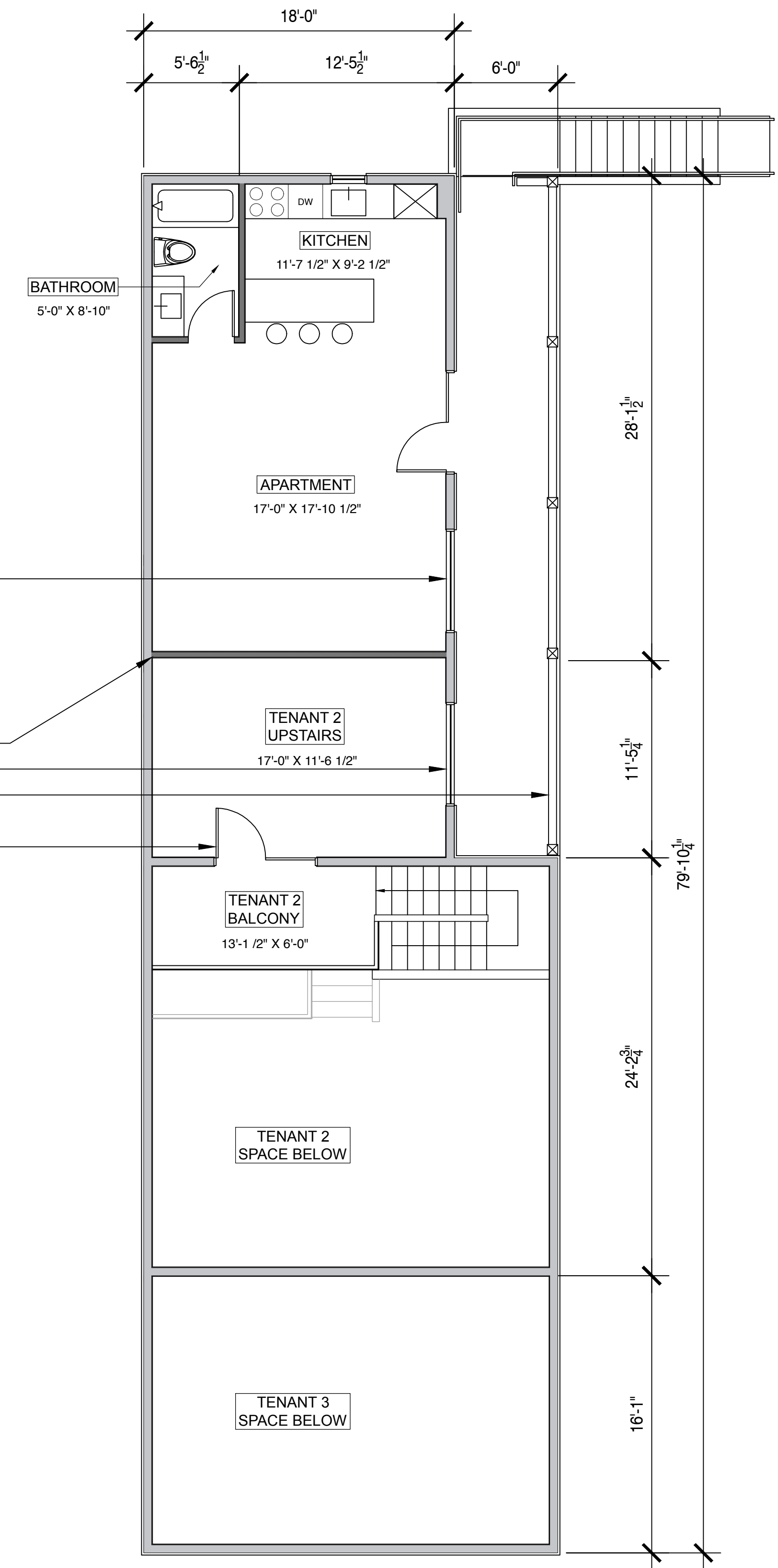
LEGEND	
	EXISTING CONC.
	EXISTING STUD
	PROPOSED STUD





1 PROPOSED GARAGE - FLOOR PLAN
3/16" = 1'-0"

- (N) OPERABLE WINDOW TO MATCH EXISTING
- (N) INTERIOR WALL
- (E) WINDOW TO REMAIN
- (E) FRONT DECK EXTENDED SOUTH, FINISH TO MATCH EXISTING
- (N) INTERIOR DOOR TO EXPAND TENANT 2 SPACE

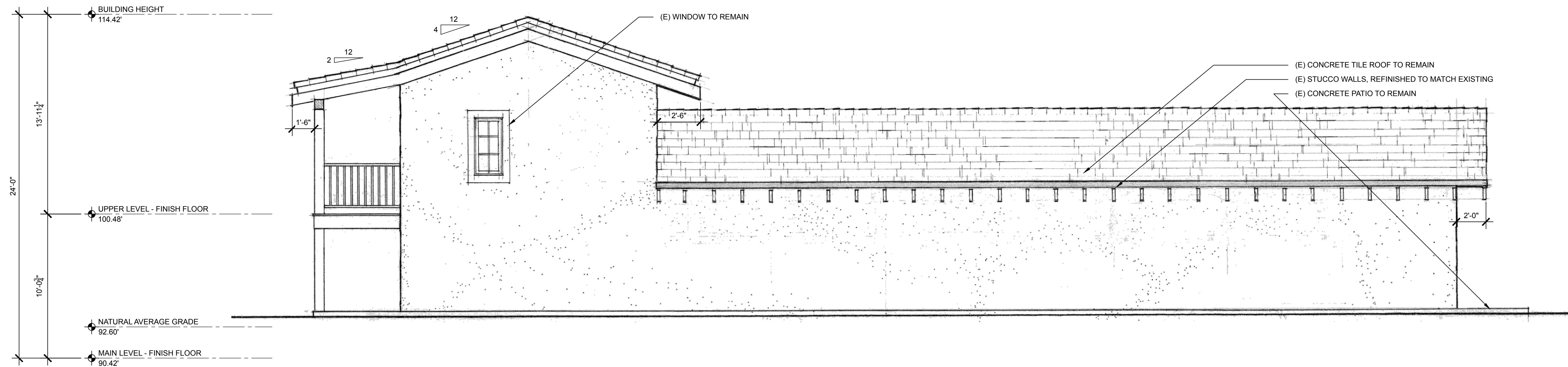


2 PROPOSED SECOND LEVEL - FLOOR PLAN
3/16" = 1'-0"

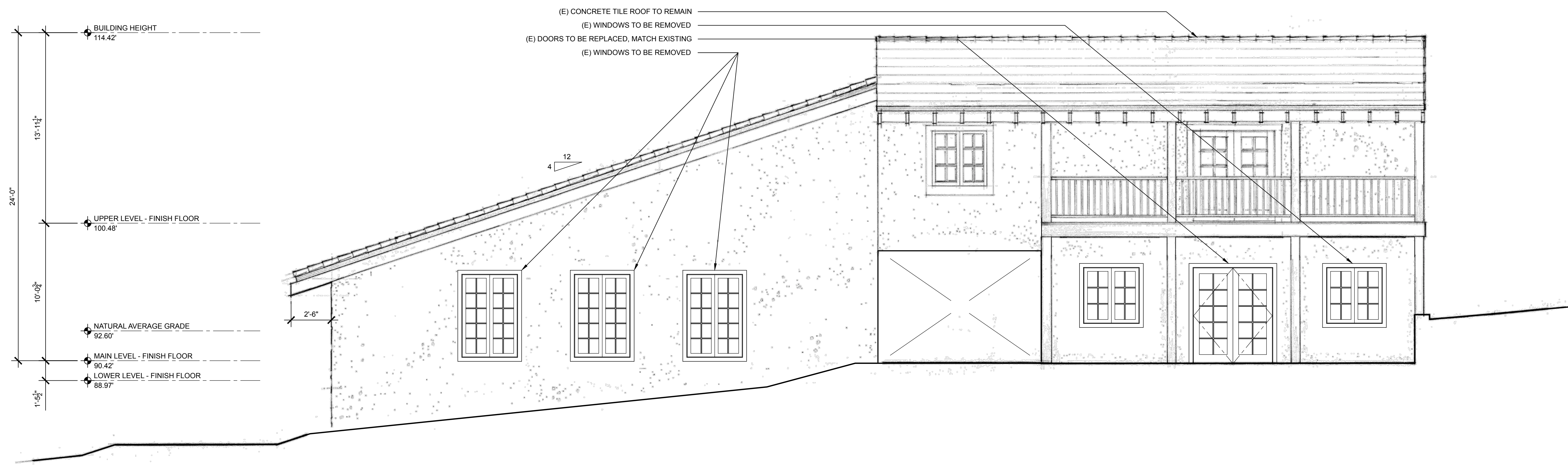
LEGEND

	EXISTING CONC.
	EXISTING STUD
	PROPOSED STUD

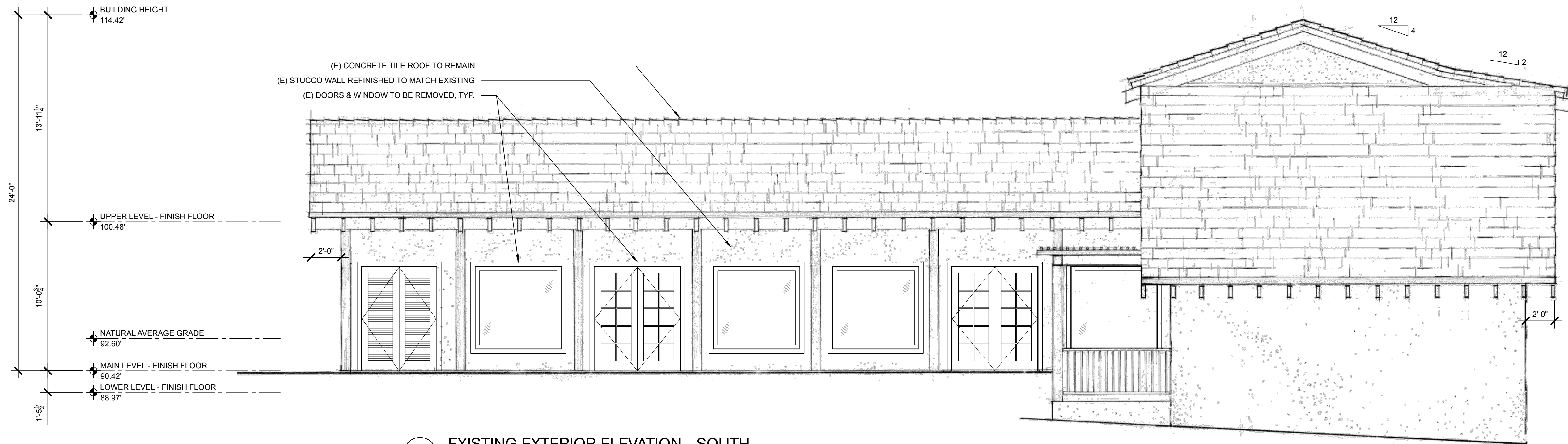




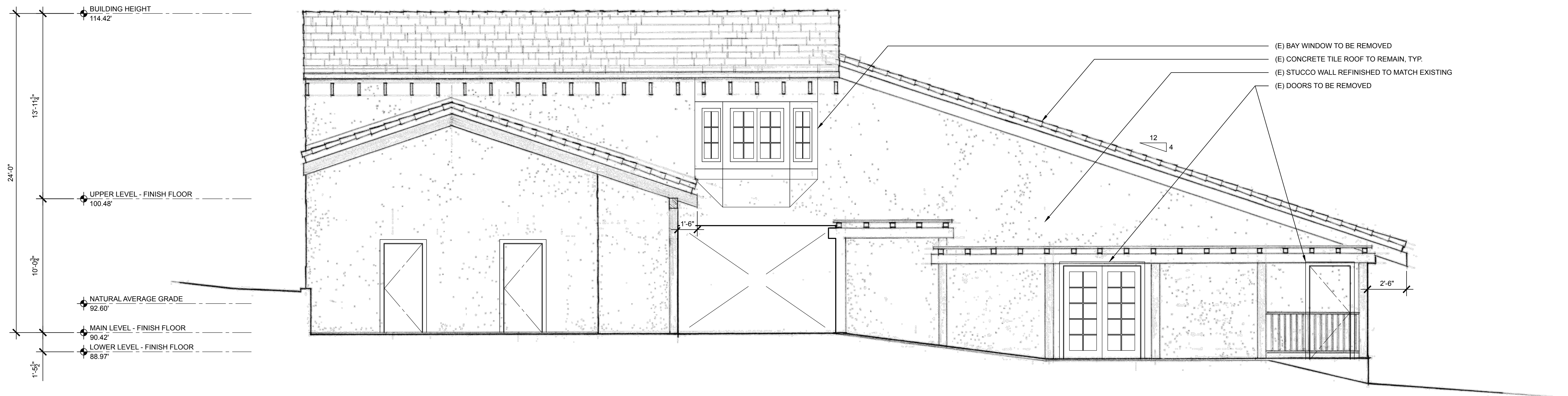
1 EXISTING EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



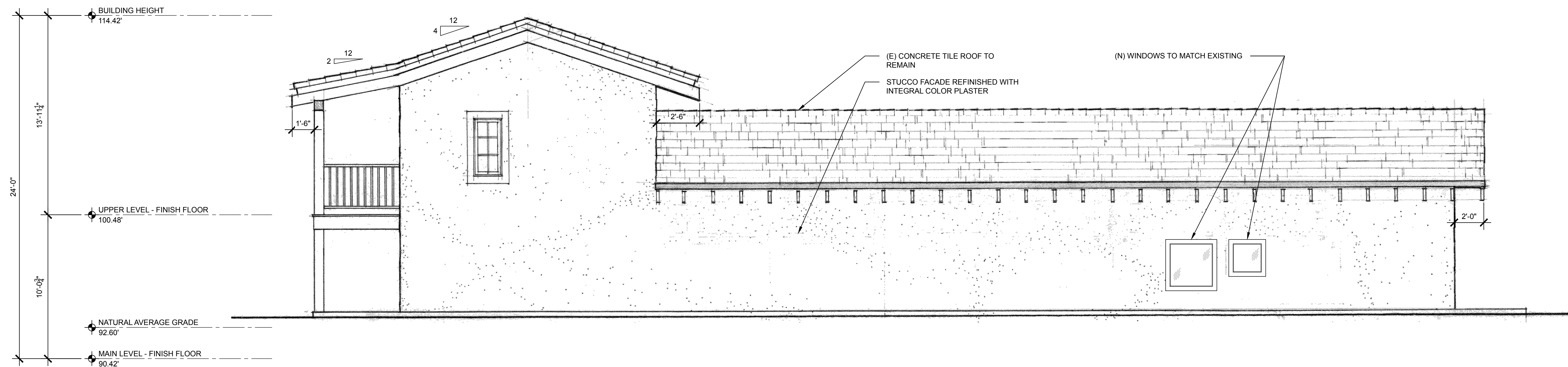
2 EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



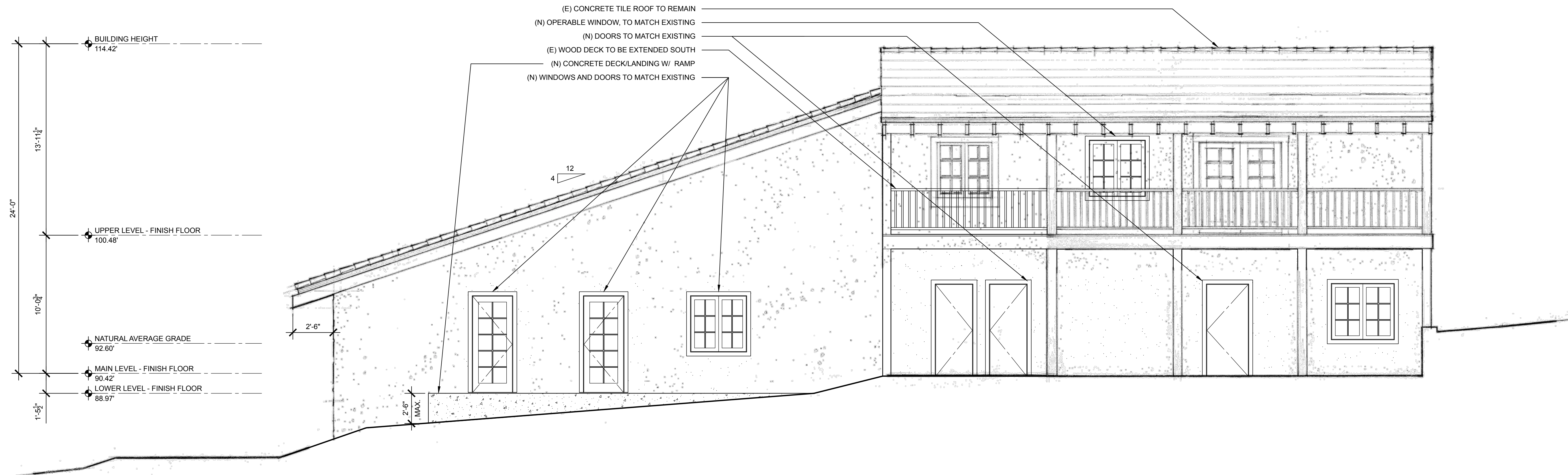
1 EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



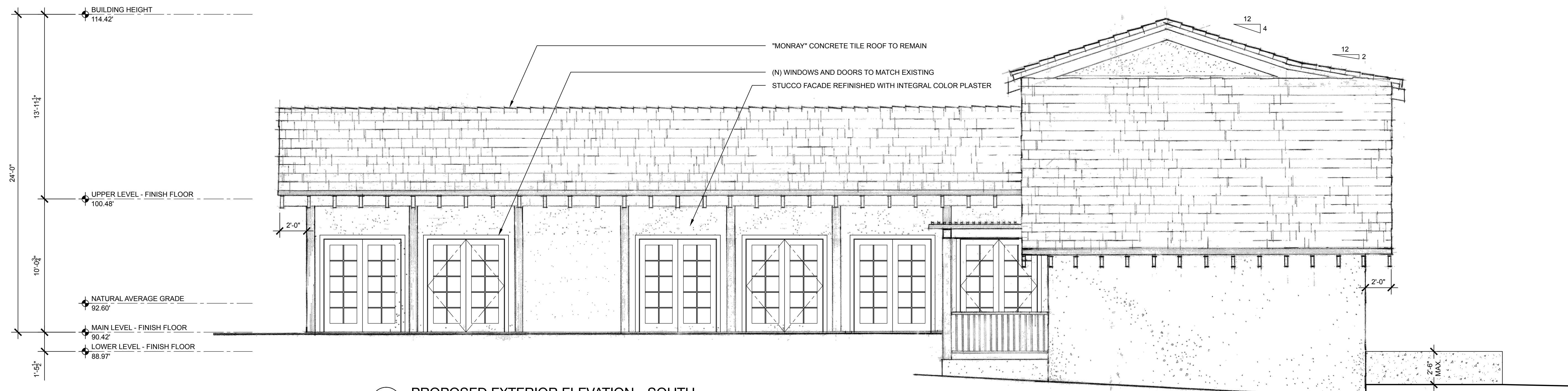
2 EXISTING EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



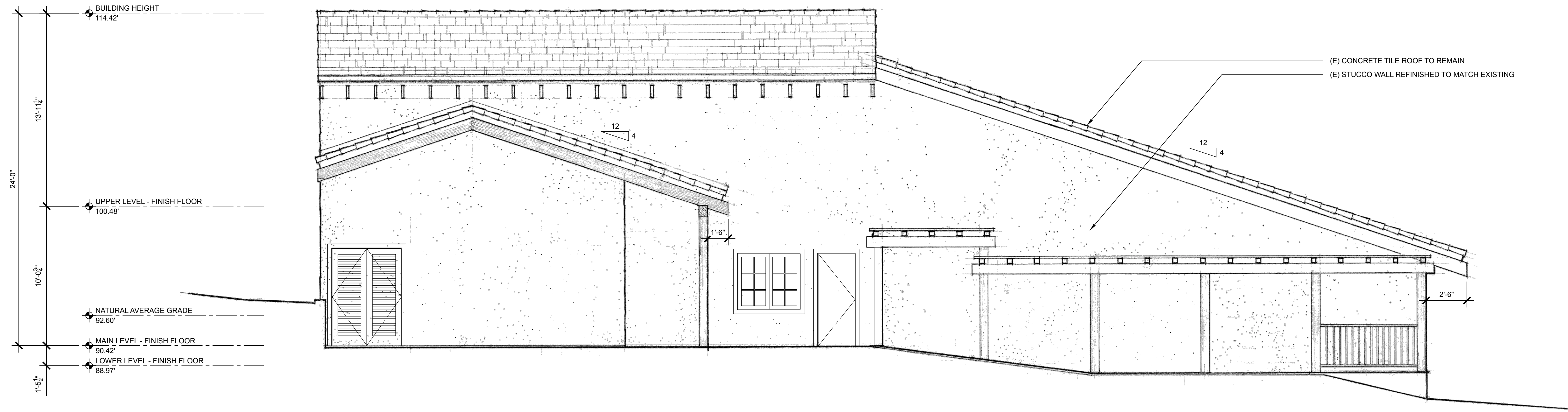
1 PROPOSED EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



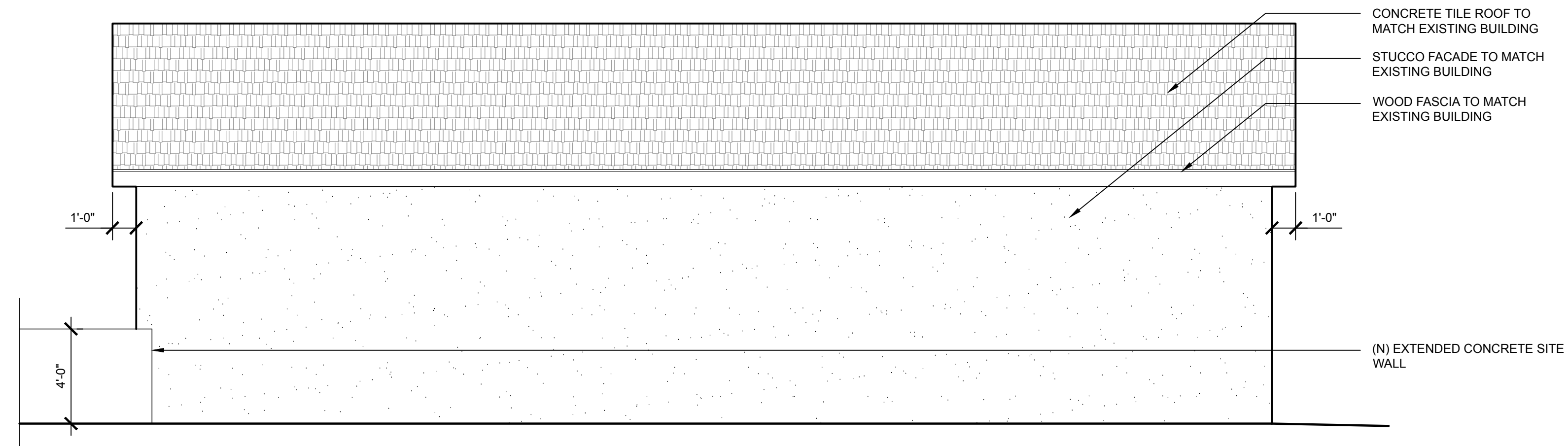
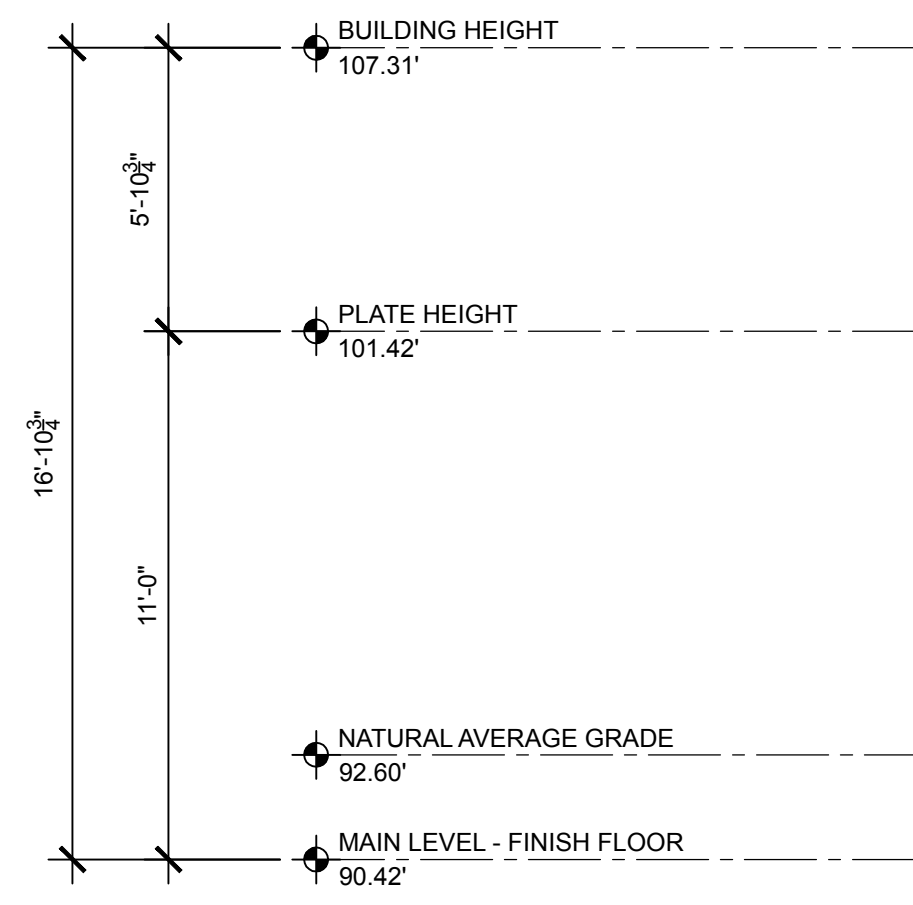
2 PROPOSED EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



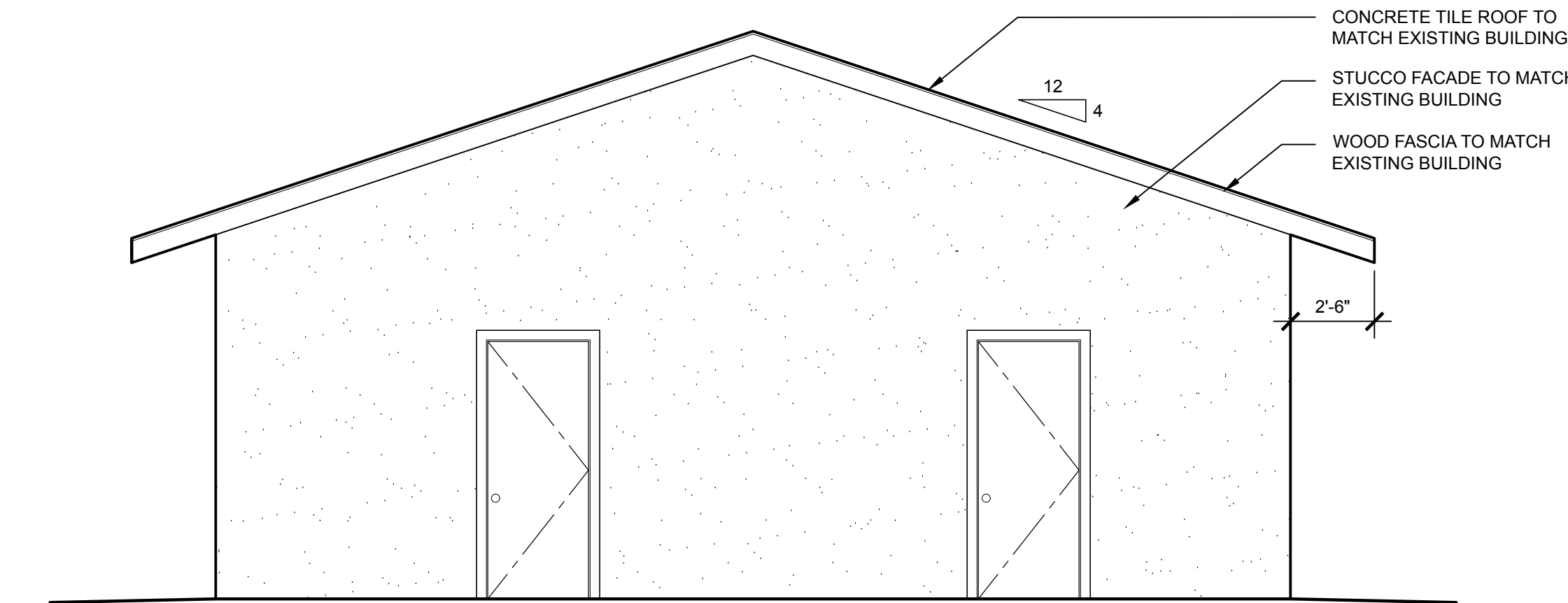
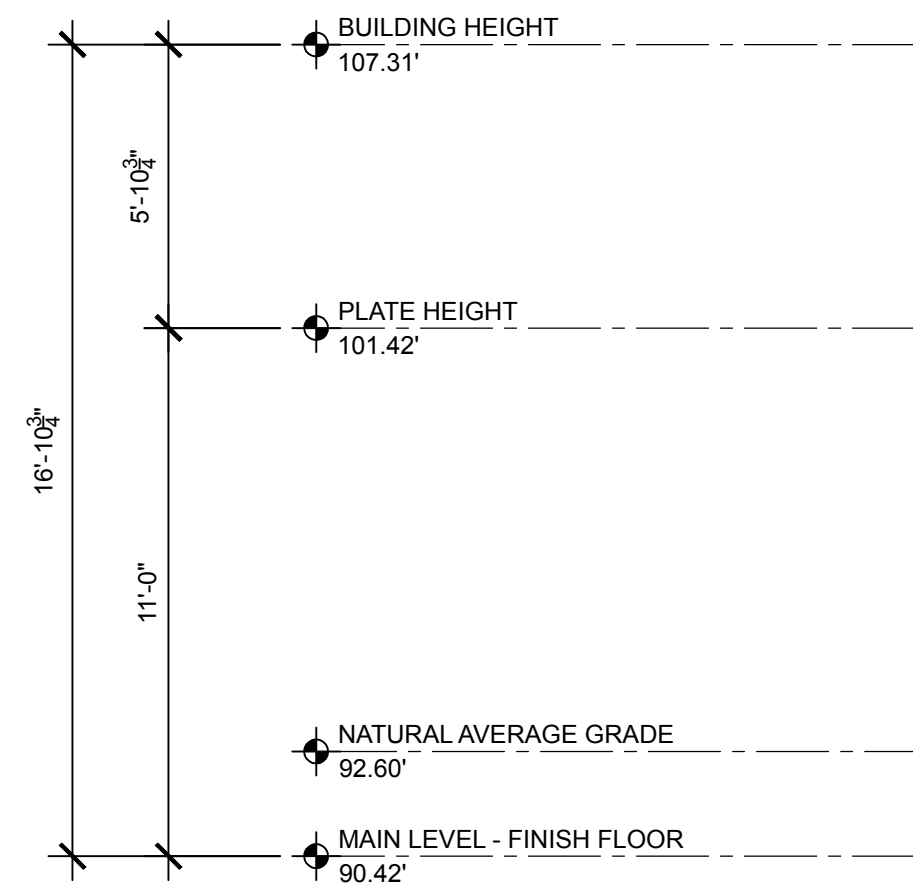
1 PROPOSED EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



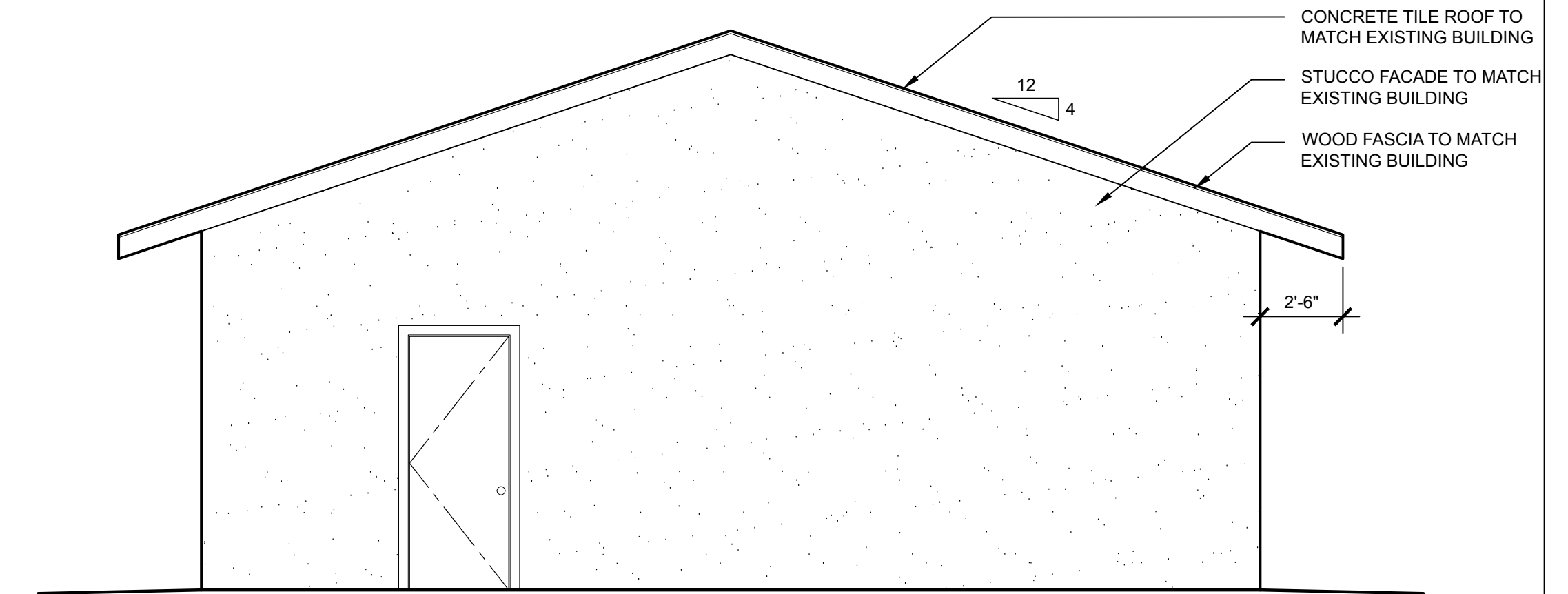
2 PROPOSED EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



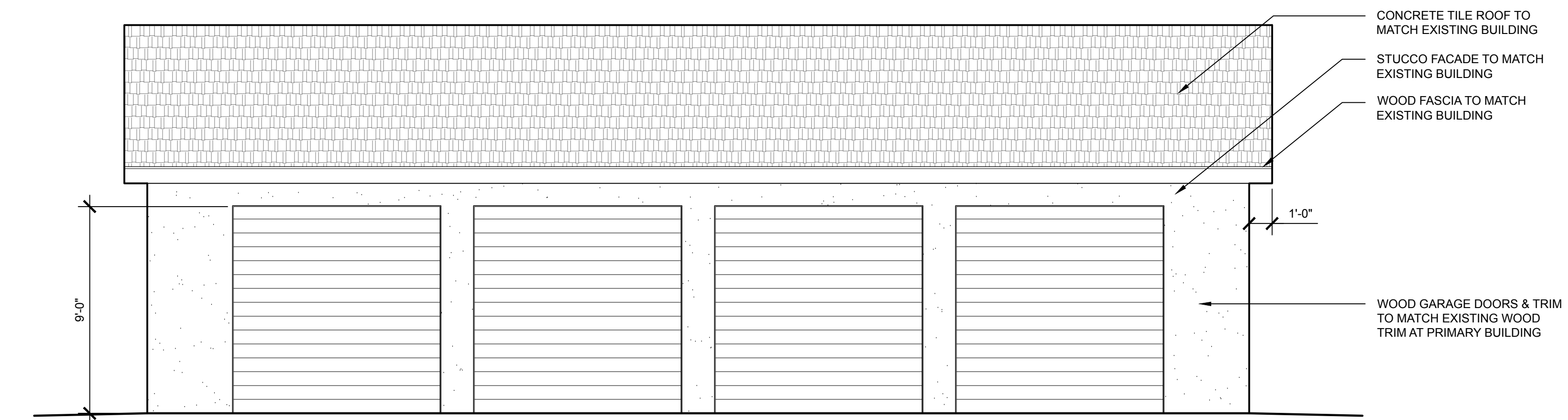
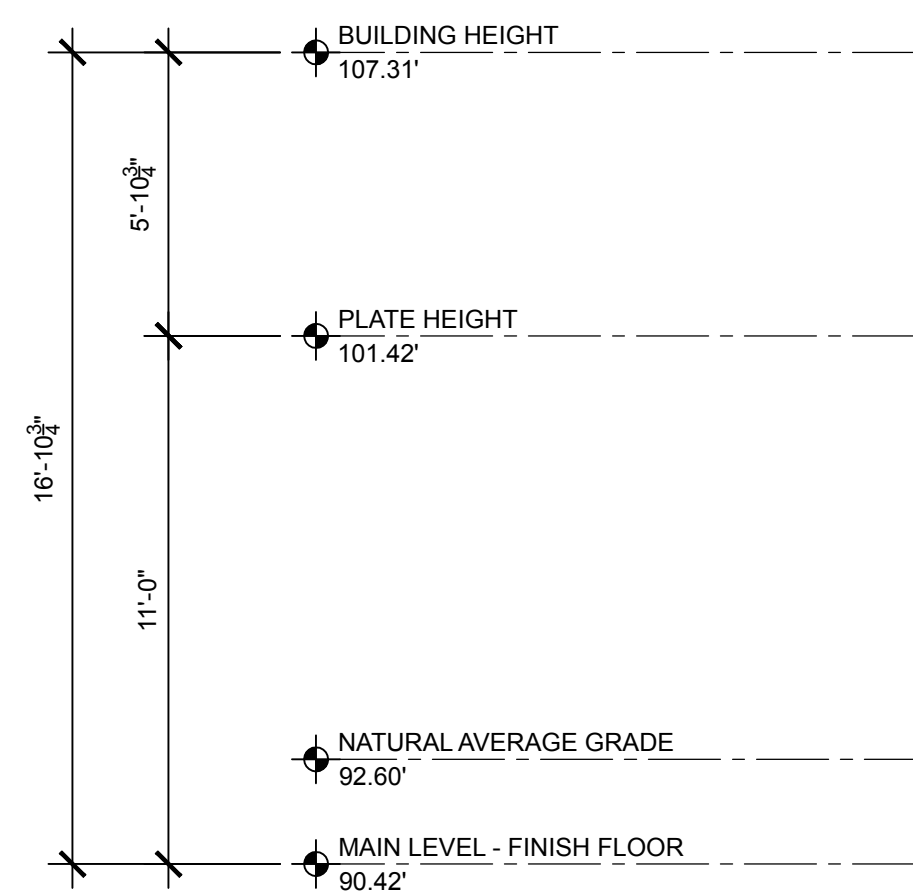
1 PROPOSED GARAGE EXTERIOR ELEVATION - NORTH
 1/4" = 1'-0"



2 PROPOSED GARAGE EXTERIOR ELEVATION - EAST
 1/4" = 1'-0"

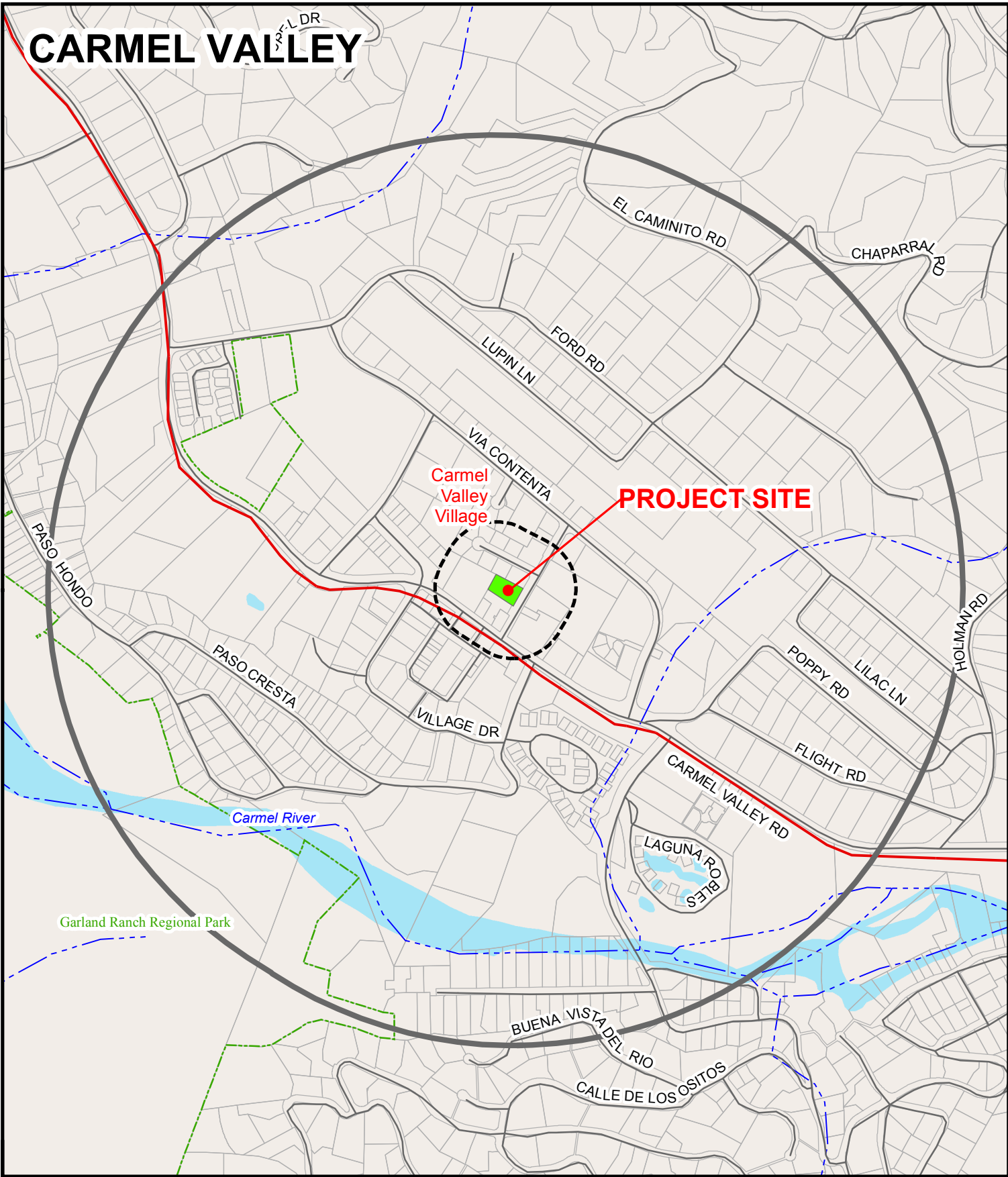


3 PROPOSED GARAGE EXTERIOR ELEVATION - WEST
 1/4" = 1'-0"



4 PROPOSED GARAGE EXTERIOR ELEVATION - SOUTH
 1/4" = 1'-0"





CARMEL VALLEY

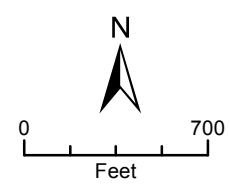


APPLICANT: DUNCAN & DUNCAN LLC

APN: 187-433-039-000

FILE # PLN160067

 2500' Limit  300' Limit  Project Site  Water



PLANNER: LISTER

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