

Exhibit A

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EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:

CRANE JOHN R & GENEVA P TRS (PLN230244)

RESOLUTION NO. 25--

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and that none of the exceptions set forth in CEQA Guidelines section 15300.2 apply; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 608 square foot addition to an existing 1,880 square foot single-family dwelling;
 - b. Coastal Administrative Permit and Design Approval to allow the conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot Accessory Dwelling Unit over a 254 square foot garage and associated site improvements;
 - c. Coastal Development Permit to allow the removal of two Monterey Pine trees;
 - d. Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; and
 - e. Three Variance to allow the reduction of required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet 8 inches, and required side setback from 5 feet to 4 feet.

[PLN230244 CRANE JOHN R & GENEVA P TRS,
24820 TORRES ST, CARMEL, CARMEL LAND
USE PLAN (APN: 009-132-001-000)]

The CRANE JOHN R & GENEVA P TRS application (PLN230244) came on for a public hearing before the County of Monterey Zoning Administrator on June 26, 2025. 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) 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 (LUP);
 - Monterey County Coastal Implementation Plan (CIP), 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) Project. The subject property is developed with an 1,880 square foot two-story single-family dwelling with an attached 459 square foot studio. The proposed project includes exterior and interior remodels and an addition of 608 square feet to the existing residence. The existing 459 square foot studio will be converted into a 589 square foot two-story attached accessory dwelling unit (ADU) over a 254 square foot garage see Finding 10 and supporting evidence). Associated site improvements includes new roofing, replacement of all windows, and the removal of two Monterey pine trees. The project also includes three variances to reduce the front setback from 20 feet to 13 feet 10 inches (along Camino Del Monte Street), reduce the front setback to 5 feet 8 inches (along Torres Street), and reduction of the side setback from 5 feet to 4 feet (see evidence “i”).
 - c) Allowed Use. The property is located at 24820 Torres St, Carmel, (Assessor’s Parcel Number [APN]: 009-132-001-000), within the Carmel Area Land Use Plan. The parcel is zoned as Medium Density Residential, two units per acre, with a Design Control overlay zoning district within the Coastal Zone [MDR/2-D(CZ)], which allows a single-family dwelling and ADU as a principally allowed use subject to Coastal Administrative Permit in each case. The 608 square foot addition to an existing single-family dwelling qualifies for an exemption from a Coastal Development Permit as outlined in Title 20 section 20.70.120.A and therefore only subject to a Design Approval as outlined in Title 20 section 20.44.030. Therefore, the project is an allowed land use for this site.
 - d) Lot Legality. The property is shown in its present size and configuration as Lot 11 in Block 7 within the Carmel Wood Subdivision as the Ninth Addition to Carmel-by-the-Sea in Volume 3 page 21 Cities and Towns Map and is shown as separate ownership from adjacent lots under Windhurst Elmer J and Hilda in the 1972 Assessor Ownership Books. Therefore, the County recognizes it as a legal lot of record.

- e) Design. The subject parcel and surrounding area are designated as a Design Control overlay zoning district (“D” zoning overlay) and pursuant to Title 20 Chapter 20.44, the location, size, configuration, materials, and colors of structures and fences are regulated to assure the protection of the neighborhood character. The neighborhood of Carmel Woods is a mixture of various massing and architectural styles, most homes are older in style with one-story and two-story homes found throughout. In accordance with the Carmel Area CIP section 20.146.030.C.1.c, the colors and materials give the general appearance of natural materials and include white windows and doors, a matte gray/brown standing seam metal roof and dark gray composition shingles, and off-white siding for the exterior walls. Due to the distance, topography, vegetation, and intervening development, the project would not be visible from the scenic highway. The tree removal will not negatively impact visual resources (see Finding 9).
- f) Development Standards. The development standards for the MDR zoning are codified in Title 20 section 20.12.060. For main structures the required setbacks are 20 feet (front), 5 feet (side), and 10 feet (rear). The rear lot of the parcel faces another road (Camino Del Monte Street) and is considered a through lot, and therefore has two front setbacks at 20 feet. The existing dwelling’s current setbacks are 13 feet 10 inches (front setback at Camino Del Monte Street), 5 feet 8 inches (front setback at Torres Street) and 4 feet (side/rear) and is not in conformance with current setbacks. The current ADU is attached to the main dwelling and pursuant to Title 20 section 20.62.040.K and 20.64.030.E.8, accessory structures that are structurally attached to the main structure are subject to the same setback requirements and the same structure and is not in conformance with current setbacks. As proposed, the main structure and ADU will remain within the current setbacks (see Findings 5, 6, 7 and supporting evidence) through the granting of a variance. The maximum allowed height for main structures is 30 feet above average natural grade. The proposed residence is 22 feet above average natural grade. The property is 0.17 acres (7,509 square feet), and the maximum allowable building site coverage is 35% (2,628 feet) while the proposed coverage is 31% (2,352 square feet). The maximum allowable Floor Area Ratio (FAR) is 3,379 square feet (45%) while the proposed FAR is 3,331 square feet.
- g) Tree Removal. The proposed project includes the removal of two Monterey pine trees. An Arborist Report (LIB240207 – see Finding 2, Evidence “b”) identified both trees as being 28 inches and 29 inches in diameter when measured at breast height and are defined as Landmark trees. Pursuant to the Carmel Area CIP Policy 20.146.060.A.1, the removal of native trees requires a Coastal Development Permit. Furthermore, CIP Policy 20.146.060.D.1 states that an exception for the removal of landmark trees can be granted by the decision-making body if no other alternatives exist whereby tree removal can be avoided. Therefore, the removal of two landmark Monterey pine trees is subject to the granting of a Coastal Development Permit. The project meets the required findings to allow the removal of trees as demonstrated in Finding No. 9 and supporting evidence.

- h) Development on Slopes. Pursuant to Title 20 section 20.64.230.C.2.d, additions to existing structures where the addition does not exceed 120 square feet within slopes in excess of 30% requires a Coastal Administrative Permit. The proposed development includes a 200 square foot deck extending from the rear side of the main structure and the structural posts necessary to support the deck would impact slopes in excess of 30%. Therefore, the proposed development of less than 120 square feet on slopes in excess of 30% is subject to the granting of a Coastal Administrative Permit. The project meets the required findings to allow development on slopes in excess of 30% as demonstrated in Finding No. 8 and supporting evidence.
- i) Legal Nonconforming/Variance. The single-family dwelling was constructed within the 1930s, prior to the establishment of Monterey County Code. The construction of the single-family dwelling is considered legal nonconforming as to setbacks when reviewed against our current regulations for MDR zoning per Title 20 section 20.12.060, which outlines required setbacks for main structures as 20 feet (front), 5 feet (side), and 10 feet (rear). The rear side of the lot faces another road (Camino Del Monte Street) and is considered a through lot, and therefore the property has two front setbacks at 20 feet. The existing dwelling's current legal nonconforming setback is 13 feet and 10 inches (front setback at Camino Del Monte Street), feet 8 inches (front setback at Torres Street) and 4 feet (side/rear). As proposed, the main structure, additions and the ADU will remain within these existing setbacks through the granting of a variance as demonstrated in Findings Nos. 5, 6, and 7, and supporting evidence.
- j) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly noticed public meeting on February 3, 2025 and voted 6-0 to support the project as proposed.
- k) The project planner conducted a site inspection on May 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN230244.

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 (EHB), and Cypress 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 protected trees. The following report has been prepared:
 - “Arborist Report” (LIB240207) prepared by Albert Weisfuss, Carmel, CA, June 9, 2024.

County staff independently reviewed this report and concurs with its 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 May 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN230244.

- 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 (EHB), and Cypress 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) Potable water will continue to be provided through Cal Am and managed through the Monterey Peninsula Water Management District. The fixture count has been reduced from the existing single-family dwelling. EHB has reviewed the application and confirmed that this service is suitable for the project development.
 - c) Sewer service will continue to be provided by the Carmel Area Wastewater District. EHB has reviewed the application and confirmed that this service is suitable for the project development
 - d) The project is located in a neighborhood where parking is limited. To minimize the overall construction impact to the neighborhood, a Construction Management Plan is required (Condition No. 7).
 - e) Staff conducted a site inspection on May 29,2025 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230244.
- 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 County of Monterey 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 May 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN230244.

5. FINDING: VARIANCE (SPECIAL CIRCUMSTANCES) – The variance shall be granted because of special circumstances applicable to the subject property, including the size, shape, topography, location or surroundings. The strict application of development standards in the Monterey County Code (Title 20) is found to deprive the subject property of privileges enjoyed by other properties in the vicinity under and under identical zoning classification.

- EVIDENCE:**
- a) The project site is a constrained triangular lot with two front setbacks and slopes in excess of 30%. The property has a zoning designation of Medium Density Residential, two units per acre, with a Design Control overlay zoning district within the Coastal Zone [MDR/2-D(CZ)].
 - b) A single-family dwelling and an accessory dwelling unit are allowed pursuant to Title 20 section 20.12.040. Development standards for the MDR zoning district are identified in Title 20 section 20.12.060. The required setbacks for main structures are as follows: 20 feet (front), 5 feet (side), and 10 feet (rear). The property is oriented where the rear of the lot faces another street (Camino Del Monte and is considered a through lot (see Finding 1, Evidence “F”), therefore the parcel has two front setbacks at 20 feet. The ADU is attached to the main dwelling and pursuant to Title 20 section 20.62.040.K the ADU shall be subject to the same setback requirements as the main dwelling.
 - c) The single-family dwelling is oriented with a front setback of 13 feet and 10 inches at the northwest end of the property (adjacent to Camino Del Monte Street) and a front setback of the 5 feet and 8 inches at the east end of the property (adjacent to Torres Street), and a rear setback of 4 feet, all current setbacks are legal nonconforming (see Finding 1, evidence “F”).
 - d) Requiring the full setbacks of the parcel would restrict the lot significantly in comparison to other parcels within the area. Many of the houses are two story and are similar in size and massing. The rear portion of the parcel is sloped from 18% to 29%, so the current location of the main dwelling is the most ideal location. The subdivision was created in 1922, which predates the current zoning. The project structure is not considered a historic resource and failure to grant the variance would potentially result in exceptional hardship, and the granting of the variance will not result in a nuisance or threat to public safety, or conflict with existing law or ordinances.
 - e) The project planner conducted a site inspection on May 29, 2025 to verify the circumstances related to the property.

- f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN200212.

6. FINDING: VARIANCE (SPECIAL PRIVILEGES) – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) The property has a zoning designation of Medium Density Residential, two units per acre, with a Design Control overlay zoning district within the Coastal Zone [MDR/2-D(CZ)].
 - b) The main dwelling is considered legal non-conforming with existing front setbacks at 5 feet 8 inches and 13 feet and 10 inches. There are many houses in similar size and massing found throughout the neighborhood. The granting of this variance would allow the main dwelling to remain as is and would not grant a special privilege that would restrict other homes of the same privilege.
 - c) The project planner conducted a site inspection on May 29, 2025 to verify the circumstances related to the property.
 - d) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN200212.

7. FINDING: VARIANCE (AUTHORIZED USE) – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:**
- a) The property has a zoning designation of Medium Density Residential, two units per acre, with a Design Control overlay zoning district within the Coastal Zone [MDR/2-D(CZ)].
 - b) A single-family dwelling is an allowed use pursuant to Title 20 section 20.12.040.A, subject to applicable coastal administrative permits. Therefore, the main dwelling is a use expressly authorized within the project site's residential zoning district.
 - c) An accessory dwelling unit (ADU) is an allowed use pursuant to Title 20 section 20.12.040.S, subject to applicable coastal administrative permits. Therefore, the ADU is a use expressly authorized within the project site's residential zoning district.
 - d) The project planner conducted a site inspection on May 29, 2025 to verify the circumstances related to the property.
 - e) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN200212.

8. FINDING: DEVELOPMENT ON SLOPES EXCEEDING 30 PERCENT – There is no feasible alternative that would allow development to occur on slopes of less than 30 percent, and the project better meets the goals and policies of the Big Sur Coast LUP and 1982 General Plan.

- EVIDENCE:**
- a) Pursuant to Title 20 section 20.64.230.C.2.d, additions to existing structures on slopes in excess of 30% that does not exceed 120 square feet within the sloped area requires a Coastal Administrative Permit. The project includes the construction of a 200 square foot deck that is

structurally attached to the rear side of the main structure. The structural posts and footings that are needed to support the deck will impact slopes in excess of 30%. However, the posts and footings will be impacting less than 120 square feet. Therefore, less than 120 square feet of development on slopes in excess of 30% shall be subject to the granting of a Coastal Administrative Permit.

- b) Staff conducted a site inspection on May 29, 2025 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 County of Monterey HCD-Planning found in Project File PLN230244.

9. FINDING: **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and in accordance with the applicable goals and policies of the Carmel Area Land Use Plan (LUP) and the associated Coastal Implementation Plan (CIP), Part 4.

EVIDENCE:

- a) The project includes the removal of two Monterey pine trees. Pursuant to the Carmel Area CIP Policy 20.146.060.A.1, the removal of native trees requires a Coastal Development Permit.
- b) Further, CIP Policy 20.146.D.1 states that Landmark trees (trees defined as being 24” or greater in diameter when measured at breast height, is visually significant, historically significant, exemplary of its species, or more than 1000 years old) shall not be permitted to be removed with the exception that removal may be granted by the decision-making body for removal of a tree provided that no alternatives for development can be made whereby tree removal can be avoided. The project site is a constrained triangular lot with two front setbacks and slopes in excess of 30%. Pursuant to Title 20 section 20.64.030.E, an ADU must provide complete independent living facilities and have no internal circulation if attached to the main residence (see Finding 1, Evidence “f”). The proposed ADU is sited in the most feasible location and the entrance is proposed to be located on the side of the property through its own entrance with the construction a proposed deck, which would require for the removal of two Monterey Pine trees. An Arborist Report (LIB240207 – see Finding 2, Evidence “b”) identified both trees as being 28 inches and 29 inches in diameter when measured at breast height, and are therefore considered landmark trees. Both landmark trees are in fair condition and are senescing with decline in their canopies and a restricted root zone that has not allowed for proper root expansion. Structures are located on either side of the trees, and failure would potentially cause a hazardous or dangerous condition towards safety of life or property. Although the deck is proposed to be constructed on posts, the impact is still high as outlined in the Arborist Report and therefore, removal of these trees are proposed. Staff finds that these are the minimum trees necessary and no alternative site locations exists. Therefore, the removal of two landmark Monterey pine trees is subject to the granting of a Coastal Development Permit. The Arborist report recommends a two-to-one replacement for landmark trees, and recommends for the trees to be located in the far north-east

portion of the lot. Implementation of the Arborist Report recommendations shall be implemented through the County's standard condition for Notice of Report. In accordance with the Migratory Bird Treaty Act, a pre-construction nesting survey will be required through implementation of the County's standard condition.

- c) Staff conducted a site inspection on May 29, 2025 and researched County records to assess if any violation exists on the subject property.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230244.

10. FINDING: **ACCESSORY DWELLING UNIT** – The project meets the established regulations and standards as identified in Title 20, Section 20.64.030.

- EVIDENCE:**
- a) Title 20, Section 20.64.030 establishes regulations and standards for which an accessory dwelling unit, accessory to the main residence on a lot, may be permitted. The project includes the conversion of an existing attached 459 square foot two-story including the conversion of the first floor into a 254 square foot garage and remaining 205 square foot second floor into an Accessory Dwelling Unit (ADU). Additionally, the proposed ADU includes an addition of 384 square feet, resulting in a 589 square foot ADU. (See attached plans and Finding 1, Evidence “b”, “e” and “f”).
 - b) As proposed, the ADU is well below the maximum 1,200 square foot floor area. The proposed ADU is attached to the main dwelling and pursuant to Title 20 section 20.62.040.K and 20.64.030.E.8, accessory structures that are structurally attached to the main structure are subject to the same setback requirements and the same structure and is not in conformance with current setbacks (see Finding 1, Evidence “f”). However, as proposed, the main structure and ADU will remain within the current setbacks (see Findings 5, 6, 7 and supporting evidence) through the granting of a variance. The maximum allowed height for main structures is 30 feet above average natural grade. The residence and attached ADU will be 22 feet above average natural grade.
 - c) The ADU meets the required site development standards and design criteria as defined in Title 20 Section 20.14.060 and Chapter 20.44 (see Finding 1, Evidence “e” and “f”).
 - d) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities and no further comments or conditions were provided (See Finding 3 and supporting evidence).
 - e) Staff conducted a site inspection on May 29, 2025 and researched County records to assess if any violation exists on the subject property.
 - f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230244.

- 11. FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- f) California Environmental Quality Act (CEQA) Guidelines section 15301.e categorically exempts additions to existing structures provided that the addition will not result in an increase of 2,500 square feet or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development and the area in which the project is located is not environmentally sensitive.
 - g) The project consists of the remodel, addition and conversion of portions of a single-family residence on an existing residentially zoned property, inclusive of an ADU with an attached garage, fitting with the intent of this exemption.
 - h) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place over time, and no new land use is proposed. Removal of 2 protected trees will not result in an adverse environmental impact or significant long-term impacts (see Finding No. 8). The proposed project will also not be visible from any scenic vista or corridor (see Finding No.1, Evidence “e”). 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. The project does not have the potential to affect any historical resources.
 - i) No adverse environmental effects were identified during staff review of the development application during a site visit on May 29, 2025.
 - j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230244.
- 12. FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030, the project is subject to appeal 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.

DECISION

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, and that none of the exceptions to these exemptions set forth in CEQA Guidelines section 15300.2 apply; and
2. Approve a Combined Development Permit consisting of:
 - a. Design Approval to allow construction of a 608 square foot addition to an existing 1,880 square foot single-family dwelling;
 - b. Coastal Administrative Permit and Design Approval to allow the conversion and expansion of a 459 square foot attached two-story structure into a 589 square foot Accessory Dwelling Unit over a 254 square foot garage and associated site improvements; and
 - c. Coastal Development Permit to allow the removal of two Monterey Pine trees;
 - d. Coastal Administrative Permit to allow less than 120 square feet of development on slopes in excess of 30%; and
 - e. Three Variance to allow the reduction of required front setbacks from 20 feet to 13 feet 10 inches and 20 feet to 5 feet and 8 inches and required side setback from 5 feet to 4 feet.

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 26th day of June, 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE.

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

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

PLN230244

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN230244) allows the remodel and addition of an existing 1,800 square foot single-family dwelling with an attached 459 square foot accessory dwelling unit. The project includes construction of an addition of 608 square feet to the main dwelling resulting in a 2,488 square foot two story single family dwelling; addition of 130 square feet and conversion to a detached accessory dwelling unit with an attached 254 square foot garage, associated site improvements including 200 square foot deck, replacement of the roof, the removal of two landmark Monterey Pine trees, and a variance to allow development within the 20-foot setback.. The property is located at 24820 Torres St, Carmel, (Assessor's Parcel Number 009-132-001-000), 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 on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

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

Monitoring Measure: "A Combined Development Permit (Resolution Number 25 --____) was approved by the Zoning Administrator for Assessor's Parcel Number 009-132-001-000 on June 26, 2025. 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be shall provide proof of recordation of this notice to the HCD - Planning.
Performed:

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.

Monitoring
Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: 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. 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.

5. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"An Arborist Report (Library No. LIB240207), was prepared by Albert Weisfuss on June 9, 2024 (amended on May 25, 2025) and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - 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 materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - 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 HCD - 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 HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District 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 HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

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.

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

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. 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 HCD - Planning, prior to the 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, 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.

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

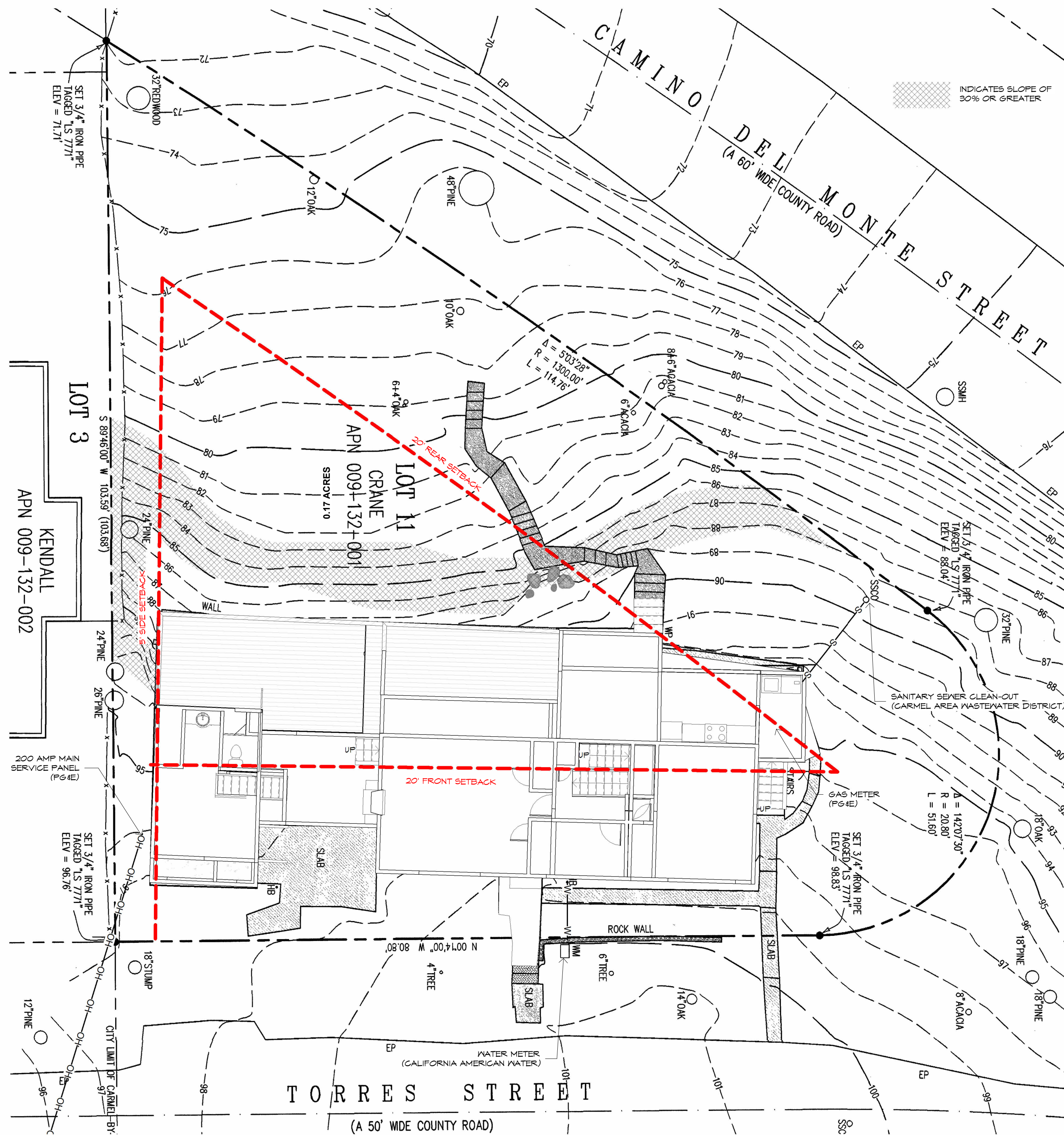
Responsible Department: Public Works

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. (Public Works)

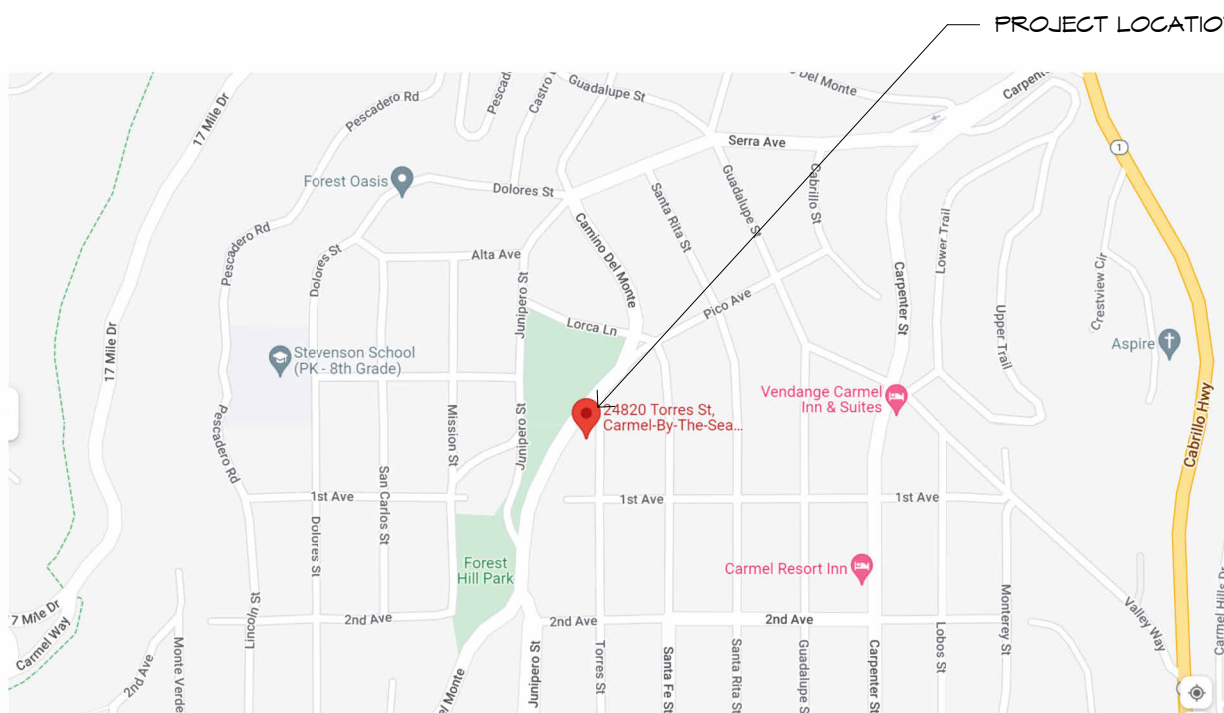
Compliance or Monitoring Action to be Performed:

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.

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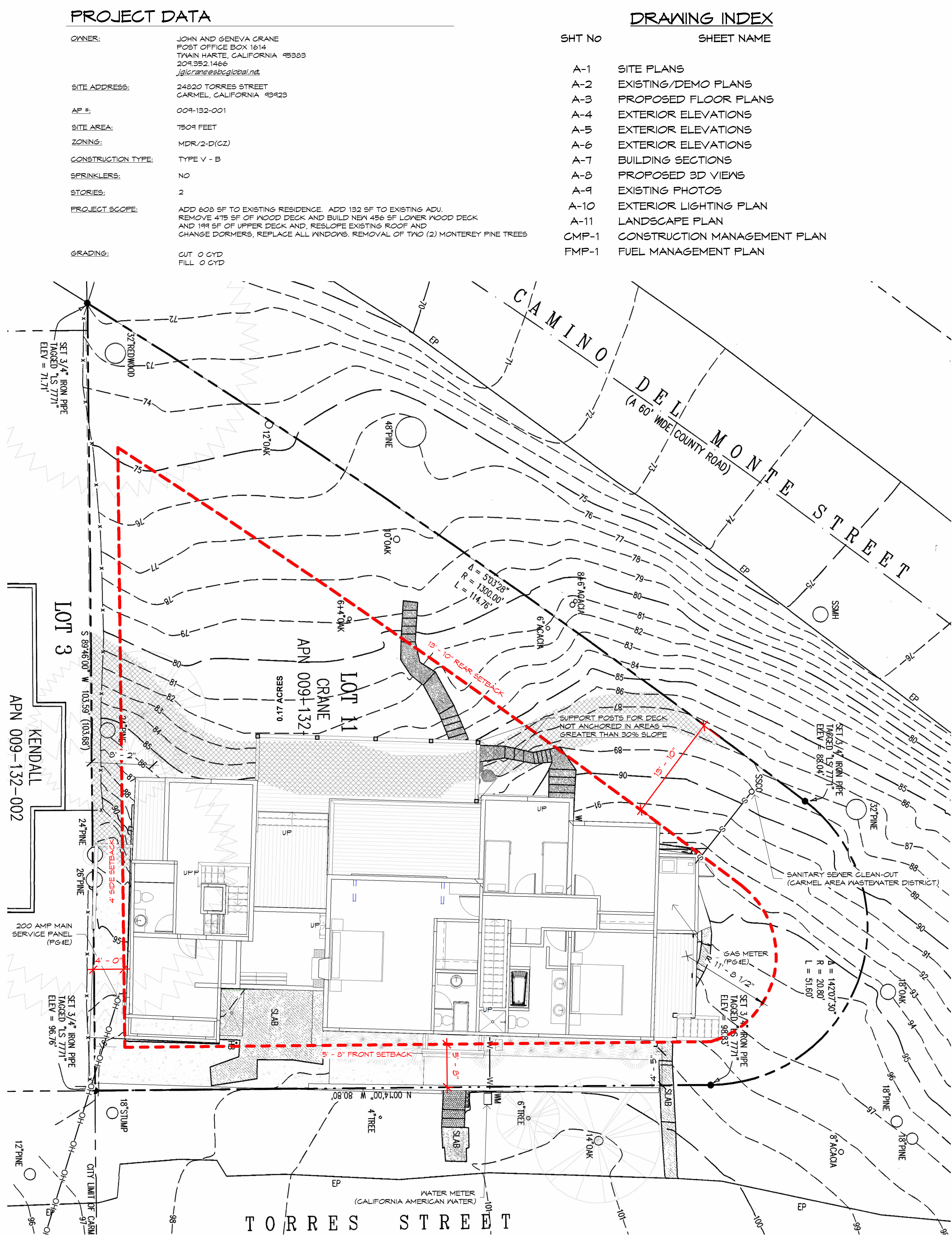
EXISTING SITE PLAN



VICINITY MAP

LOT SIZE:		0.112349 615 ACRES -		7504.00 SQ FT	
FLOOR AREA		EXISTING	%	ADD	REMOVE
SITE AREA		7504 SF			
1ST FLOOR		1239 SF		191 SF	
2ND FLOOR		645 SF		417 SF	
GARAGE		0 SF		254 SF	
1ST FLOOR ADU		254 SF		195 SF	
2ND FLOOR ADU		205 SF		124 SF	
TOTAL FLOOR AREA		2331 SF	31.1	1246 SF	254 SF
F.A.R. ALLOWED					
3331 SF					44.3
3314 SF					45.0
BUILDING SITE COVERAGE					
BUILDING FOOTPRINT		1431 SF		300 SF	
WOOD DECK		405 SF		60 SF	
WOOD STAIRS		12 SF		17 SF	
ADU DECK		0 SF		56 SF	
TOTAL BLD SITE COVERAGE		1464 SF	26.2	524 SF	56 SF
BLD SIT COVERAGE ALLOWED					
					33.4
					35.0

PROJECT CRITERIA



PROPOSED SITE PLAN

PROJECT DATA

OWNER: JOHN AND GENEVA CRANE
POST OFFICE BOX 1614
TWIN HARTS, CALIFORNIA 95323
209.352.1466
jcrane@earthlink.net

SITE ADDRESS: 24520 TORRES STREET
CARMEL, CALIFORNIA 95323

AP #: 004-132-001

SITE AREA: 7504 FEET

ZONING: MDR/2-D(CZ)

CONSTRUCTION TYPE: TYPE V - B

SPRINKLERS: NO

STORIES: 2

PROJECT SCOPE: ADD 600 SF TO EXISTING RESIDENCE. ADD 132 SF TO EXISTING ADU. REMOVE 475 SF OF WOOD DECK AND BUILD NEW 456 SF LOWER WOOD DECK AND 194 SF OF UPPER DECK AND, RESLOPE EXISTING ROOF AND CHANGE DORMERS, REPLACE ALL WINDOWS, REMOVAL OF TWO (2) MONTEREY PINE TREES

GRADING: CUT 0 CYD
FILL 0 CYD

DRAWING INDEX

SHT NO	SHEET NAME
A-1	SITE PLANS
A-2	EXISTING/DEMO PLANS
A-3	PROPOSED FLOOR PLANS
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	BUILDING SECTIONS
A-8	PROPOSED 3D VIEWS
A-9	EXISTING PHOTOS
A-10	EXTERIOR LIGHTING PLAN
A-11	LANDSCAPE PLAN
CMP-1	CONSTRUCTION MANAGEMENT PLAN
FMP-1	FUEL MANAGEMENT PLAN

REVISIONS

NO.	DATE

WILLIAM C. MEEFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24520 TORRES STREET
CARMEL, CALIFORNIA 95323
APN: 004-132-001

DATE: 21 JANUARY 2025

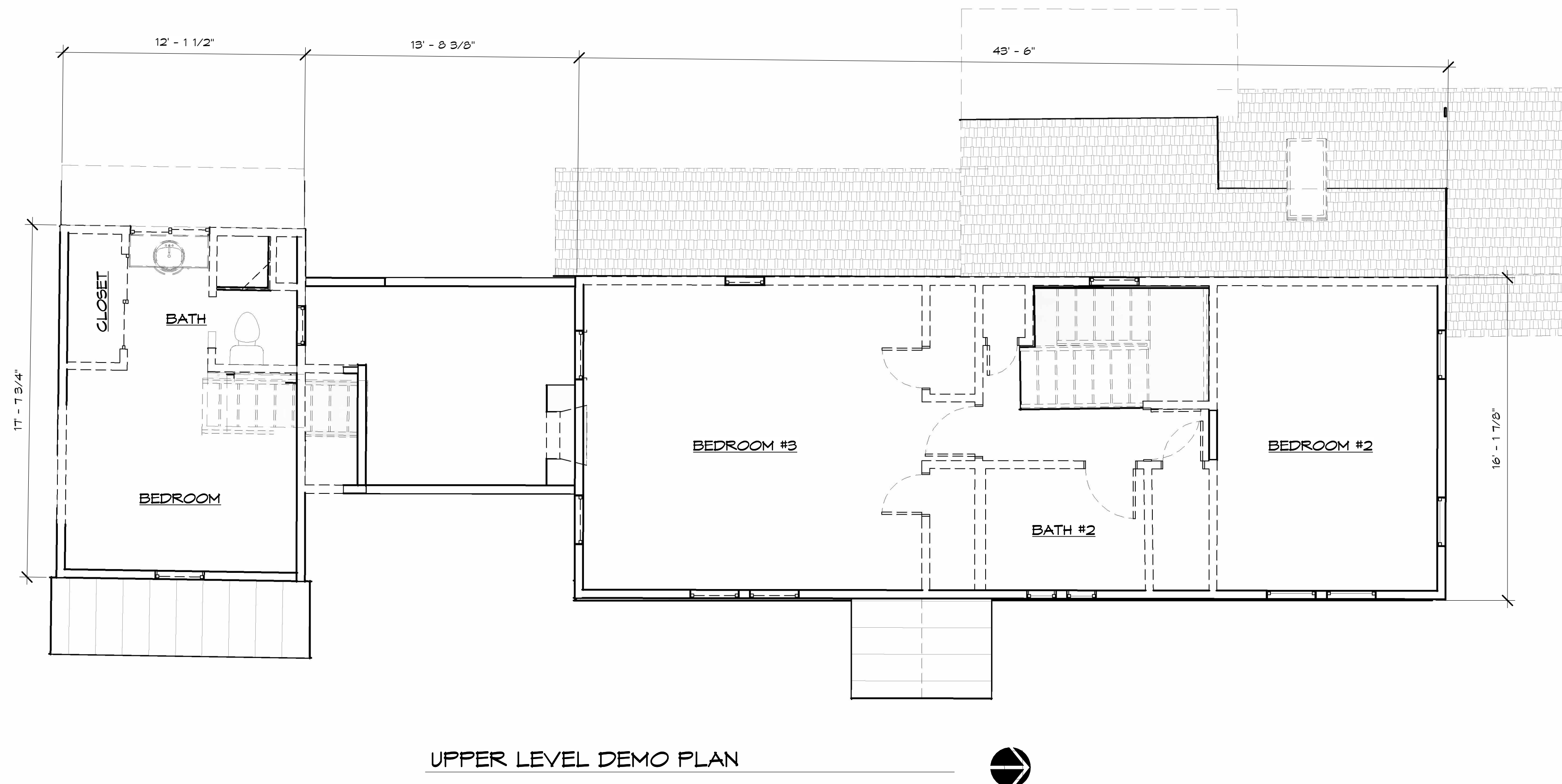
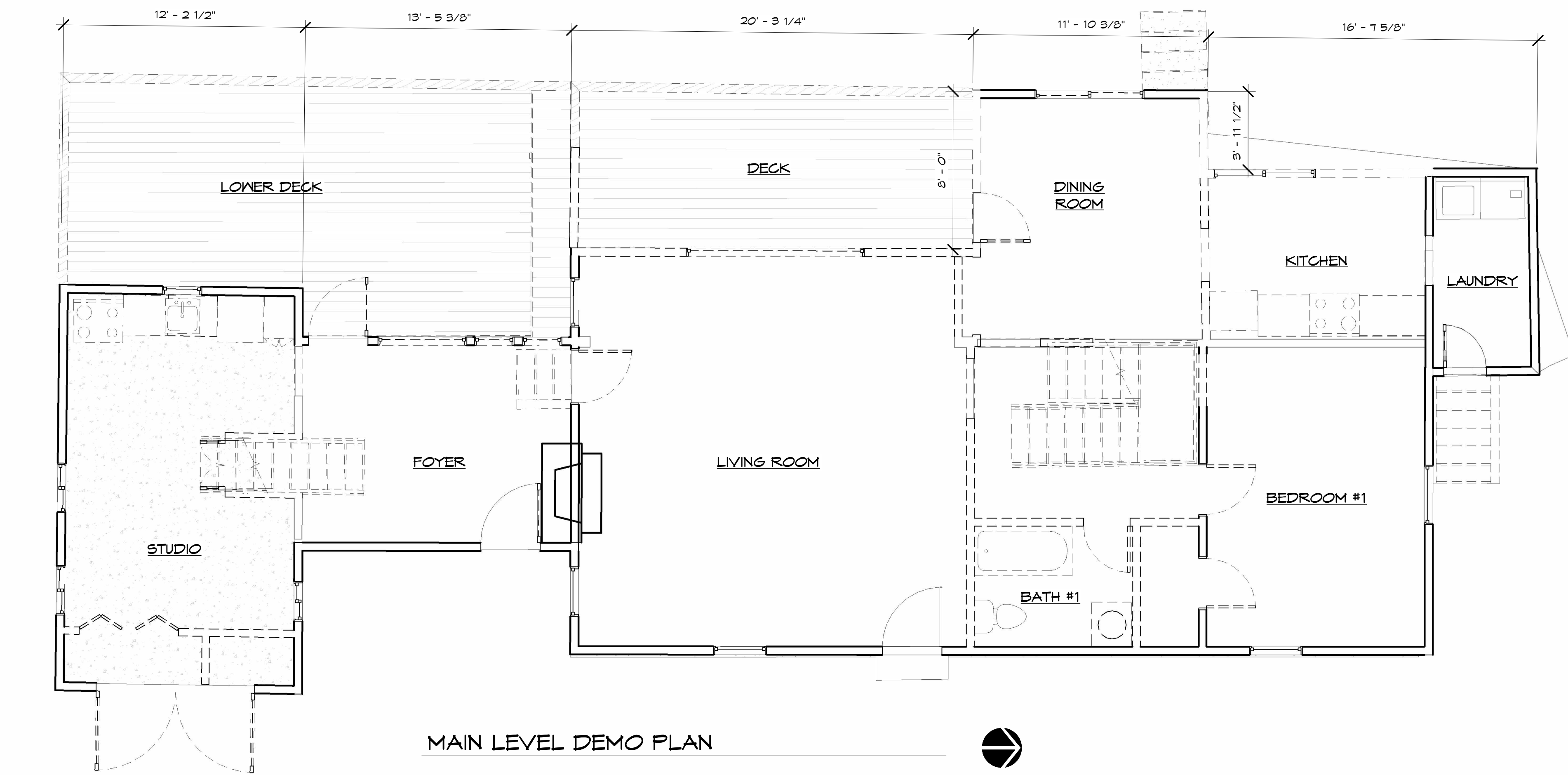
PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

SHEET TITLE:
SITE PLANS

SHEET NO.
A-1
OF NINE SHEETS



REVISIONS

NO.	DATE

WILLIAM C. McFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22883

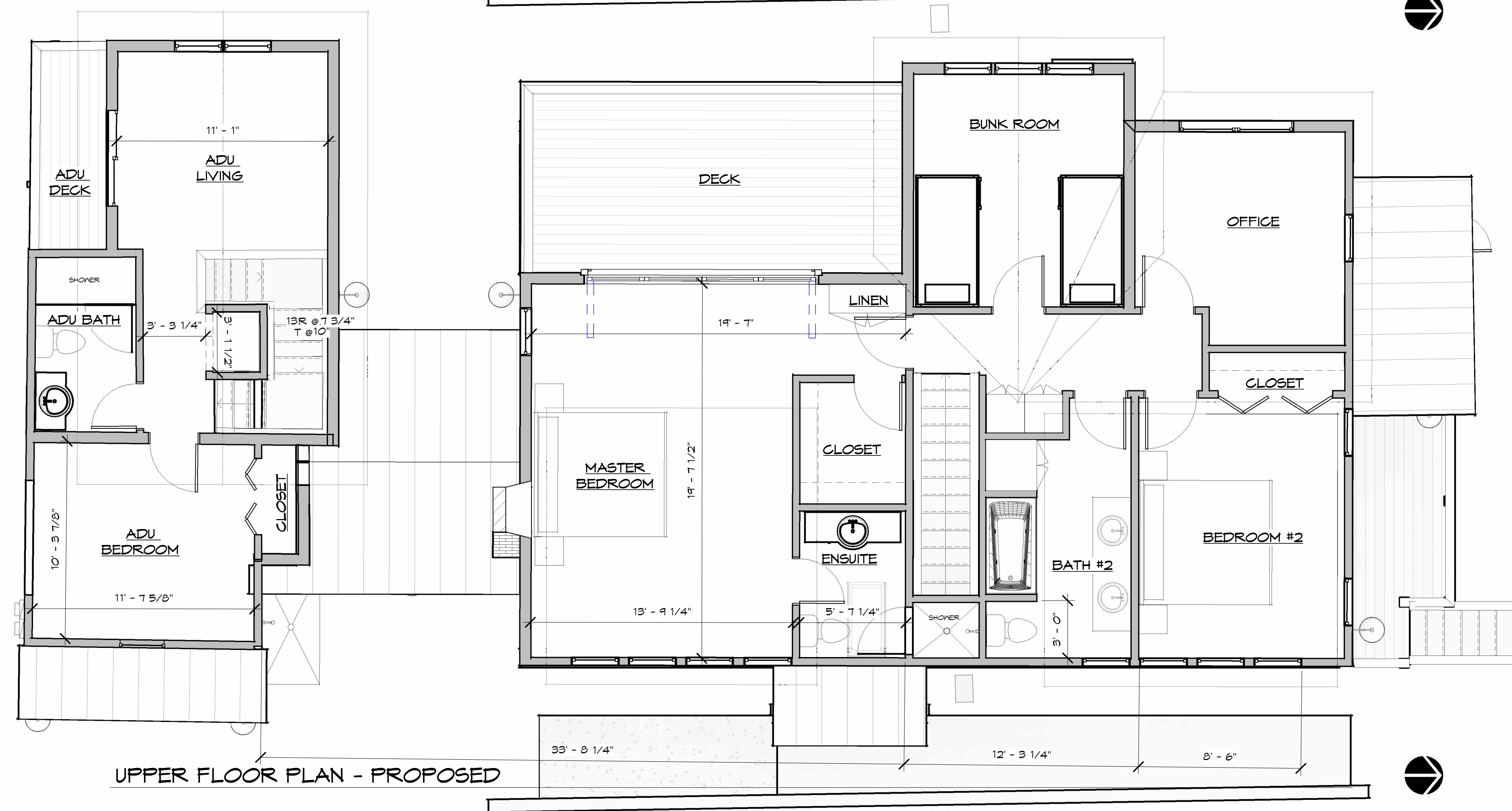
WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95423
APN: 004-132-001

DATE: 21 JANUARY 2025
PROJECT NO. 23032
DRAWN BY:
CHECKED BY:
SHEET TITLE:
EXISTING/DEMO PLANS

SHEET NO.
A-2
OF NINE SHEETS

[illegible]

WILLIAM C MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET
CARMEL, CALIFORNIA 93923
APN: 009-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

SHEET TITLE:

PROPOSED FLOOR PLANS

SHEET NO.

A-3

OF NINE SHEETS



EXISTING EAST (FRONT)



PROPOSED EAST (FRONT)

REVISIONS

NO. DATE

WILLIAM C. McFORD

ARCHITECT

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(831) 373-4567
LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023

APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

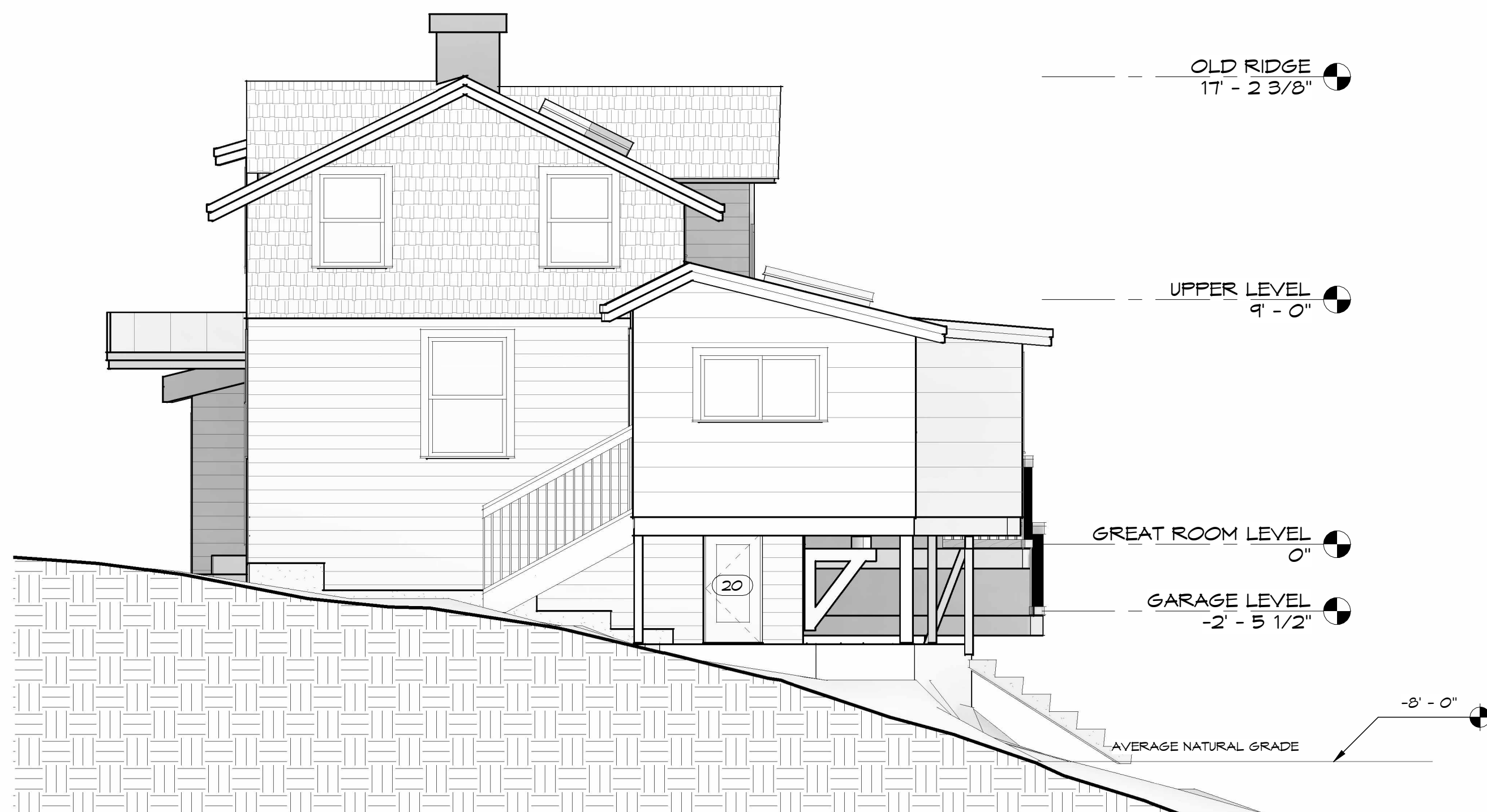
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EXTERIOR ELEVATIONS

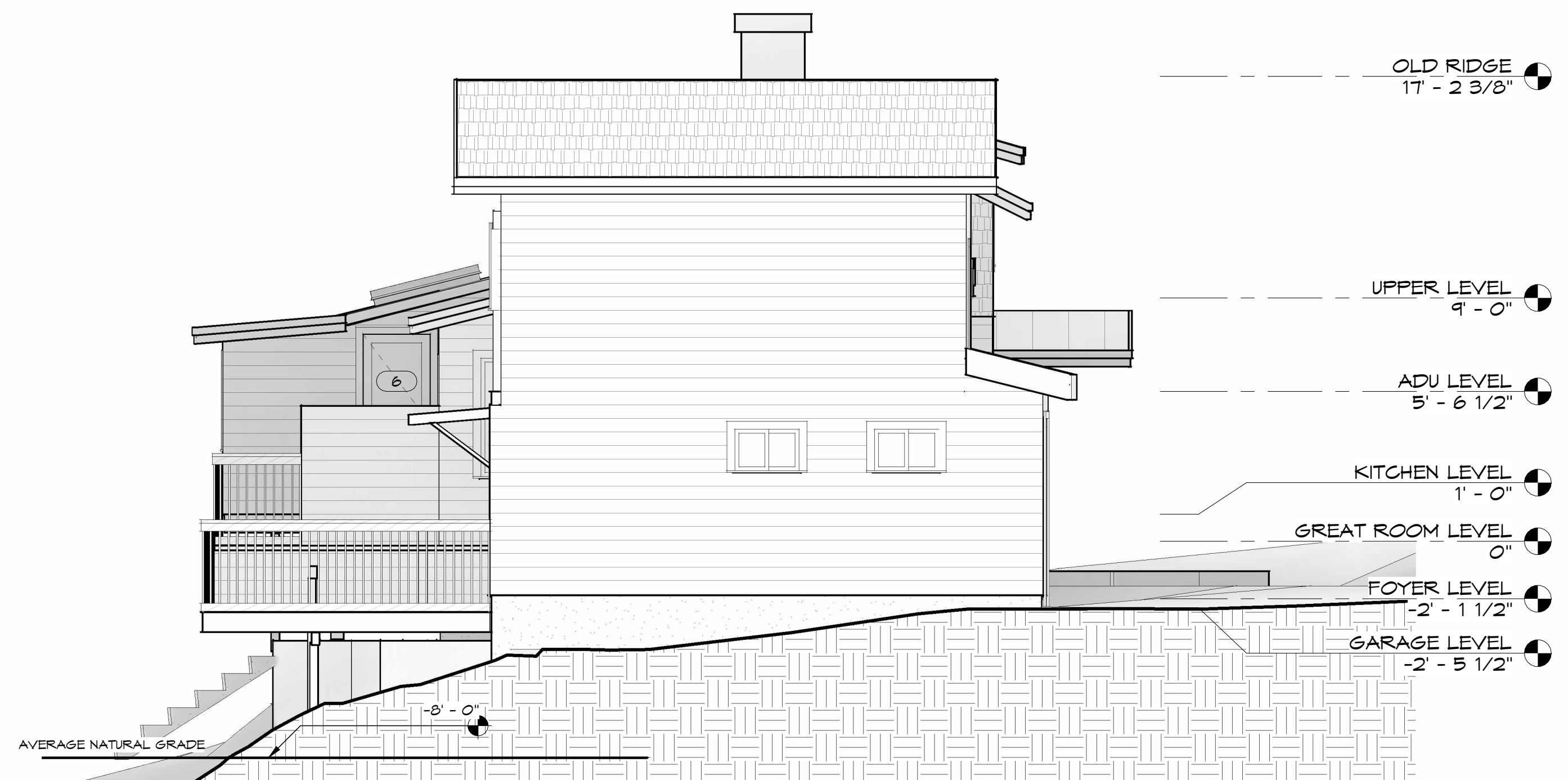
SHEET NO.

A-4

OF NINE SHEETS



EXISTING NORTH



EXISTING SOUTH



PROPOSED NORTH



PROPOSED SOUTH

REVISIONS

NO. DATE

WILLIAM C. McEFFORD

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P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22883

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023
APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY: Author

CHECKED BY:

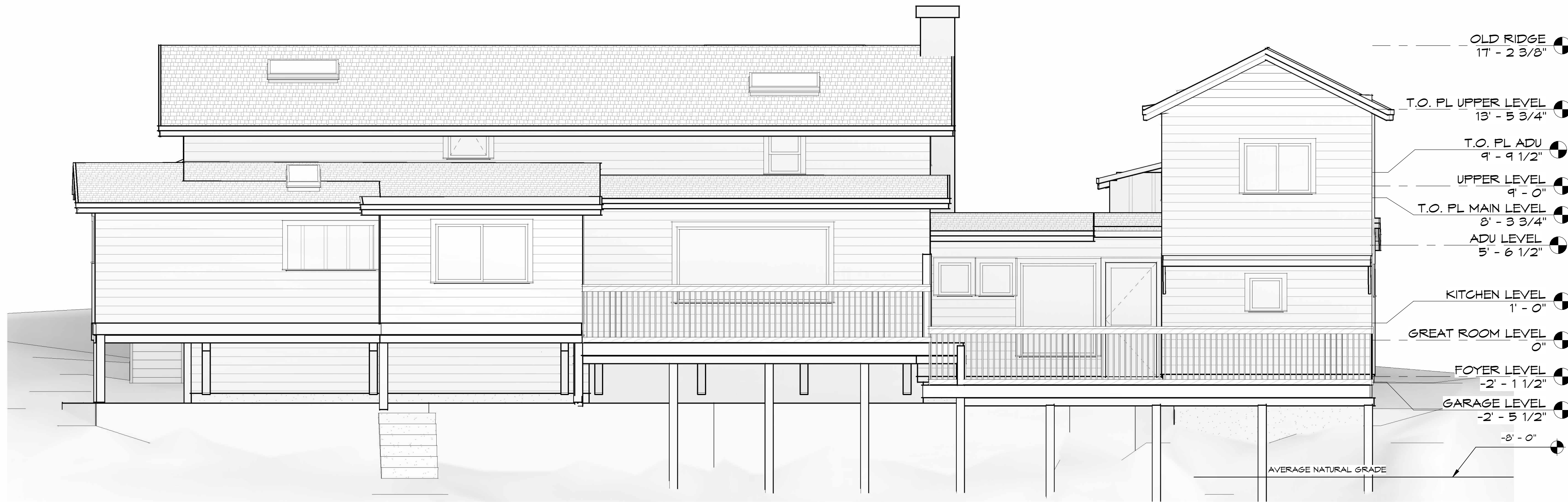
SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NO.

A-5

OF NINE SHEETS



WE EXISTING WEST (REAR)
1/4" = 1'-0"



WP PROPOSED WEST (REAR)
1/4" = 1'-0"

REVISIONS

NO. DATE

WILLIAM C. MEFFORD

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P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22883

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023
APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

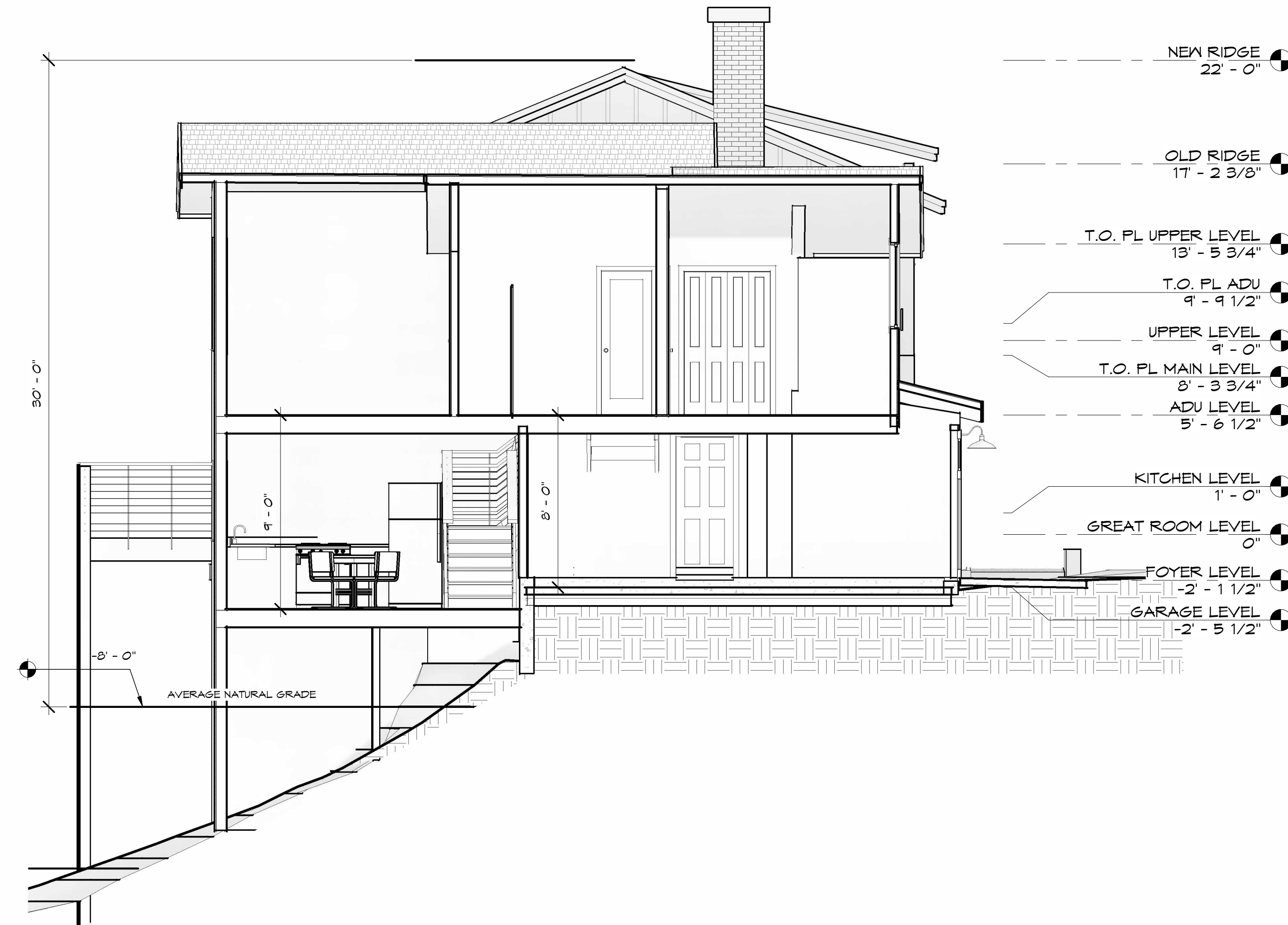
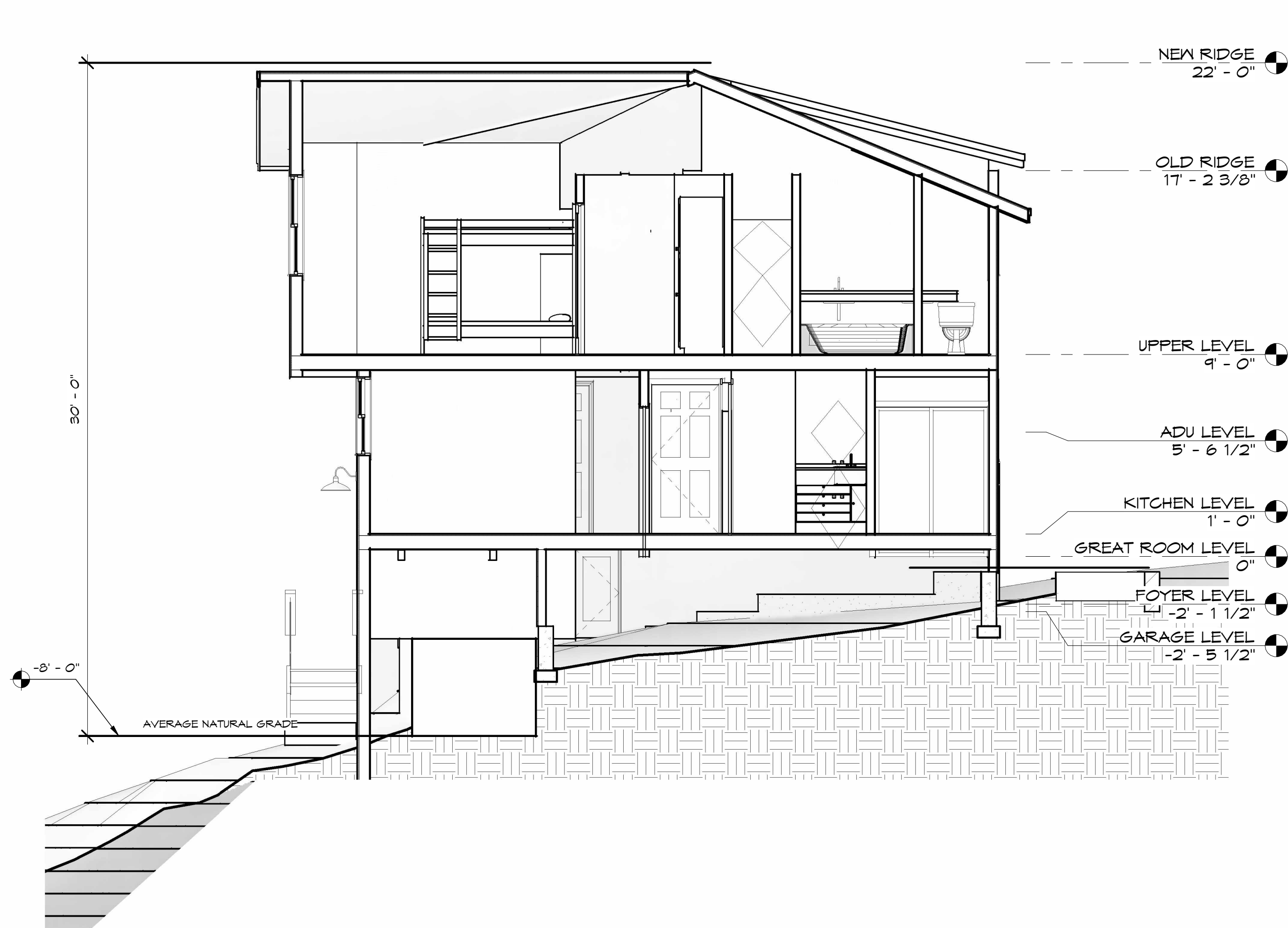
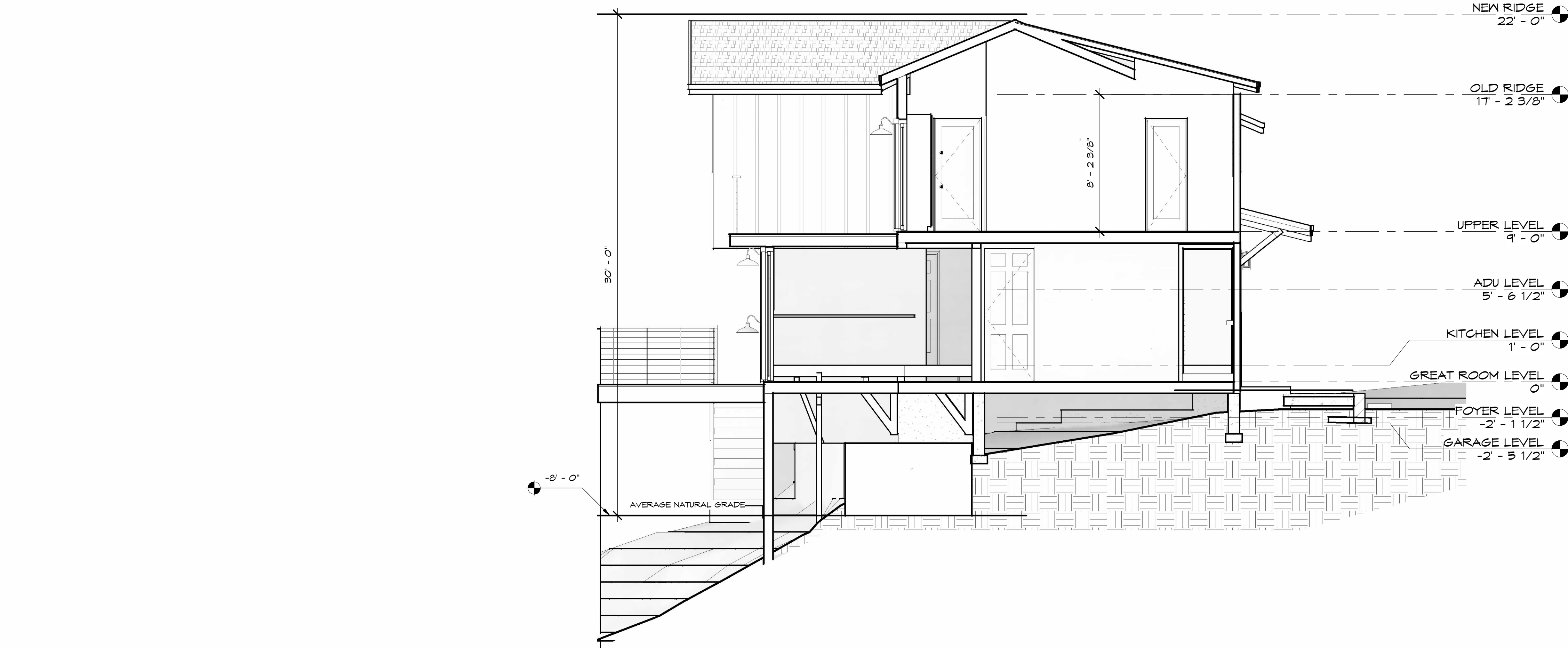
SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NO.

A-6

OF NINE SHEETS



REVISIONS

NO.	DATE

WILLIAM C. McFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023

APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

SHEET TITLE:

**BUILDING
SECTIONS**

SHEET NO.

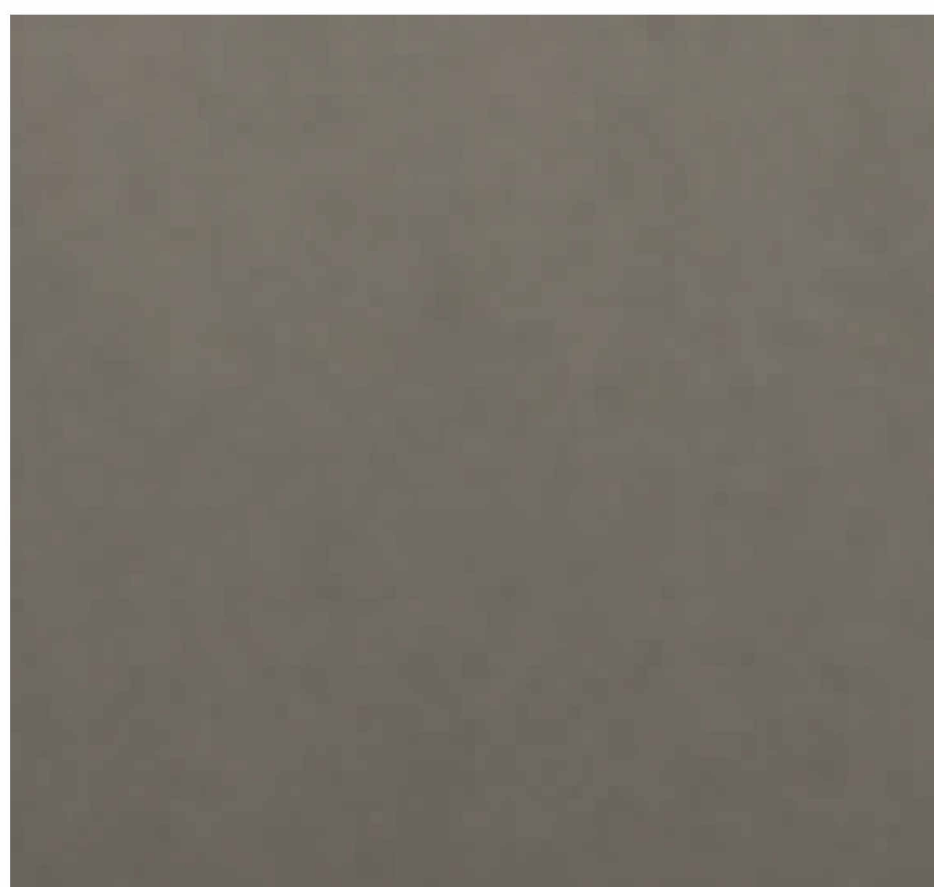
A-7

OF NINE SHEETS



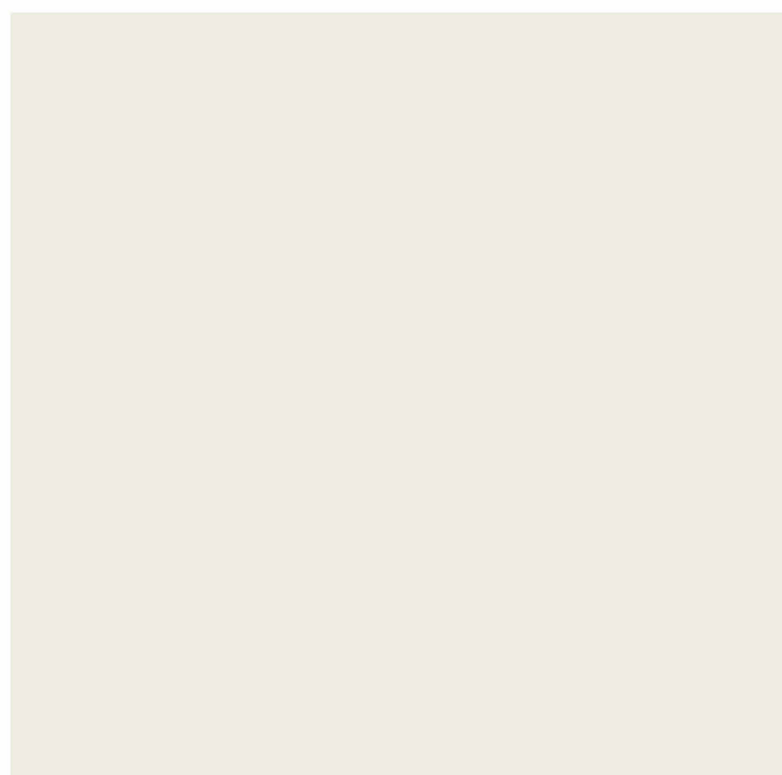
ROOF SHINGLE

GAF - 50 YEAR - COLOR: WEATHERWOOD



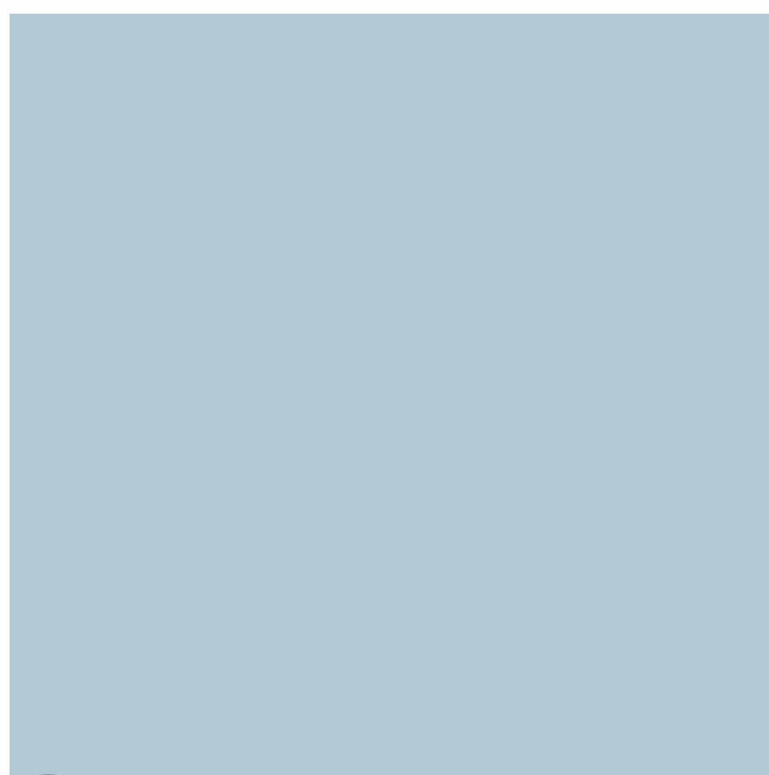
METAL ROOFING

ASC BUILDING COMPONENTS - STANDING SEAM METAL PANEL
COLOR: VINTAGE



HOME COLOR

BENJAMIN MOORE - WHITE DOVE - OC-17



FRONT DOOR COLOR

BENJAMIN MOORE - GREENHON BLUE - CW-655



REVISIONS

NO. DATE

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22883

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023

APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO: 23032

DRAWN BY:

CHECKED BY:

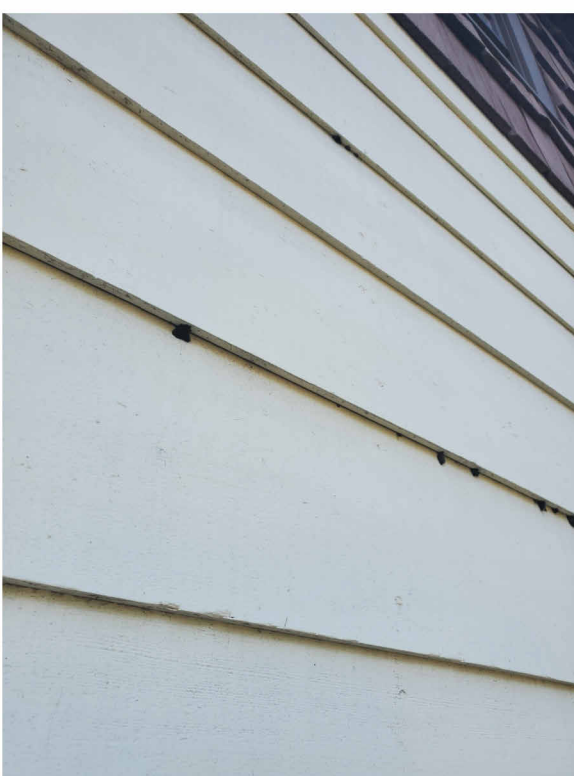
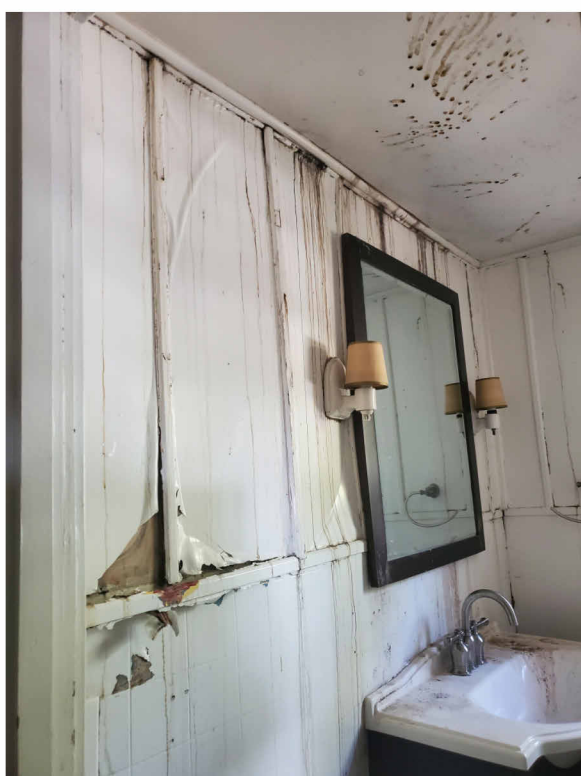
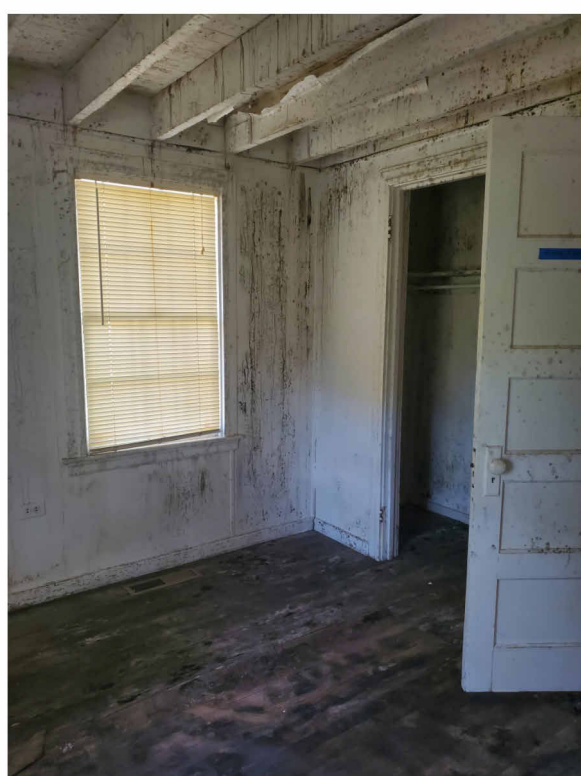
SHEET TITLE:

PROPOSED 3D
VIEWS

SHEET NO.

A-8

OF NINE SHEETS



REVISIONS

NO. DATE

WILLIAM C. McFORD

ARCHITECT

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(831) 373-4567
LICENSE # C-22883

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95423

APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO. 23032

DRAWN BY:

CHECKED BY:

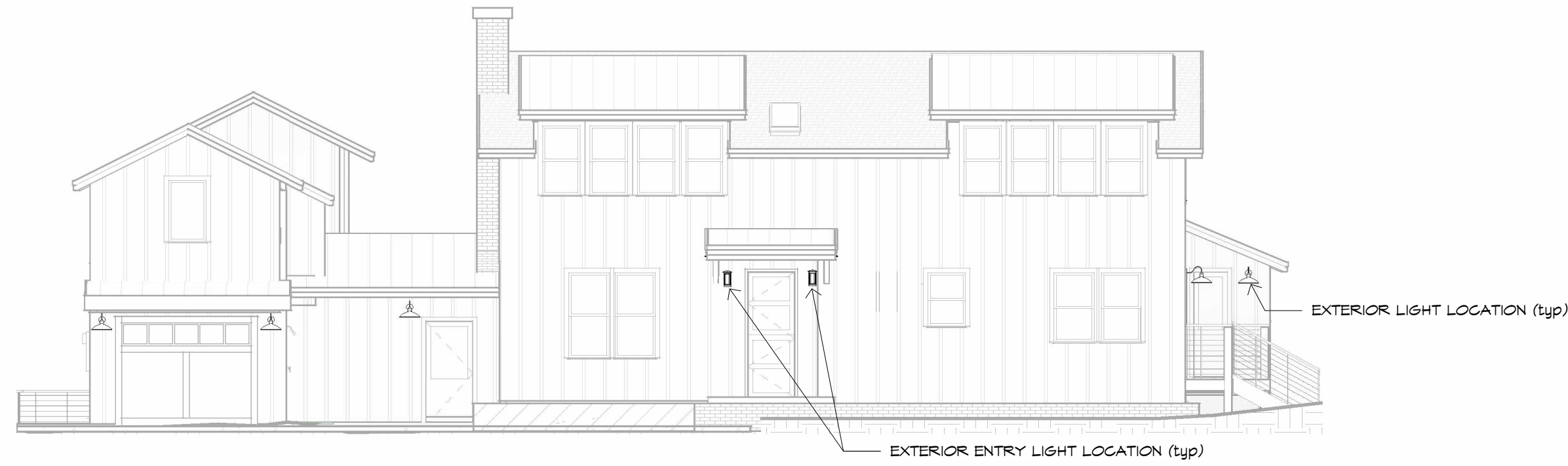
SHEET TITLE:

EXISTING
PHOTOS

SHEET NO.

A-9

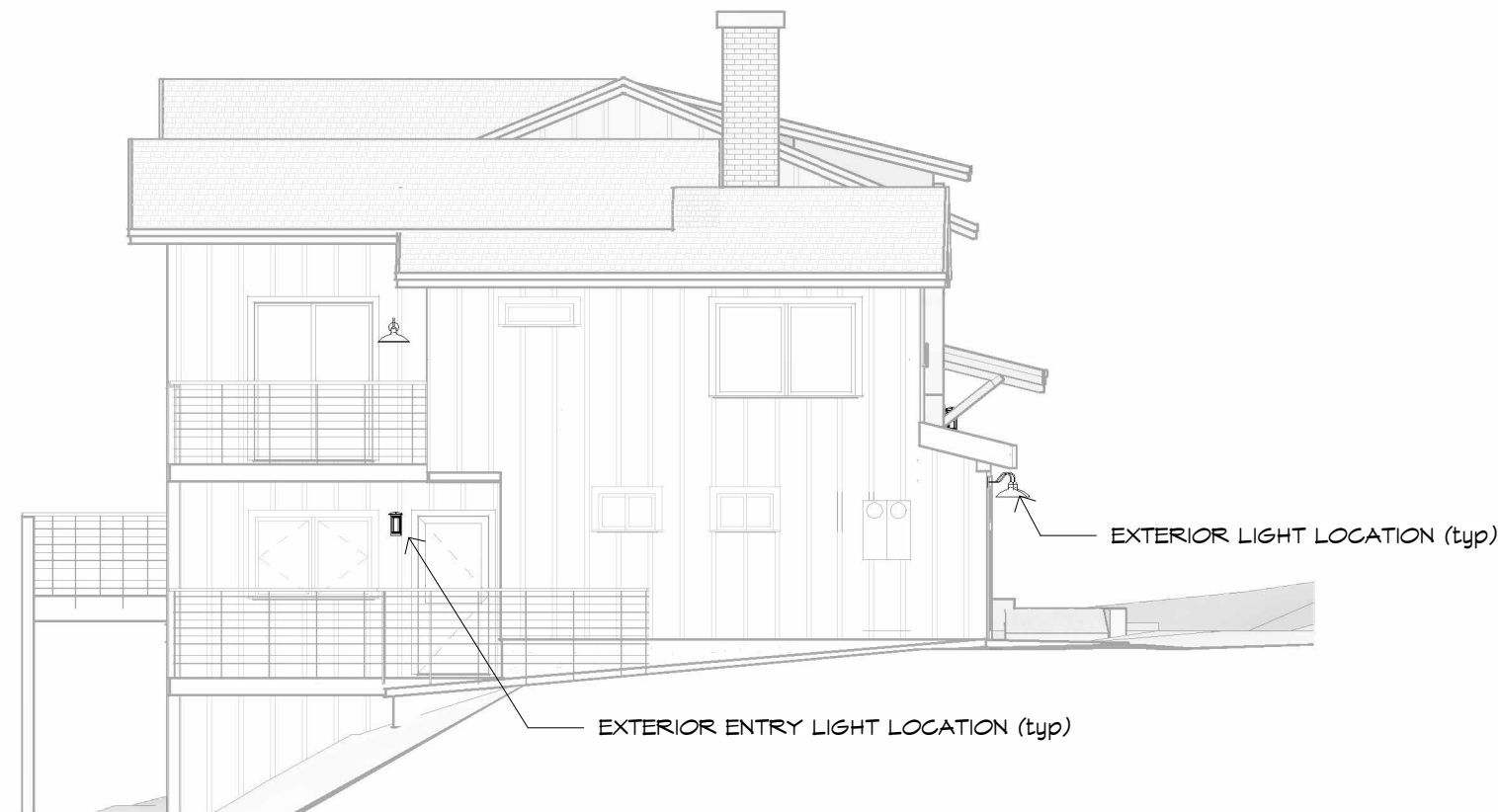
OF NINE SHEETS



E LIGHTING EAST ELEVATION (FRONT)
1/8" = 1'-0"



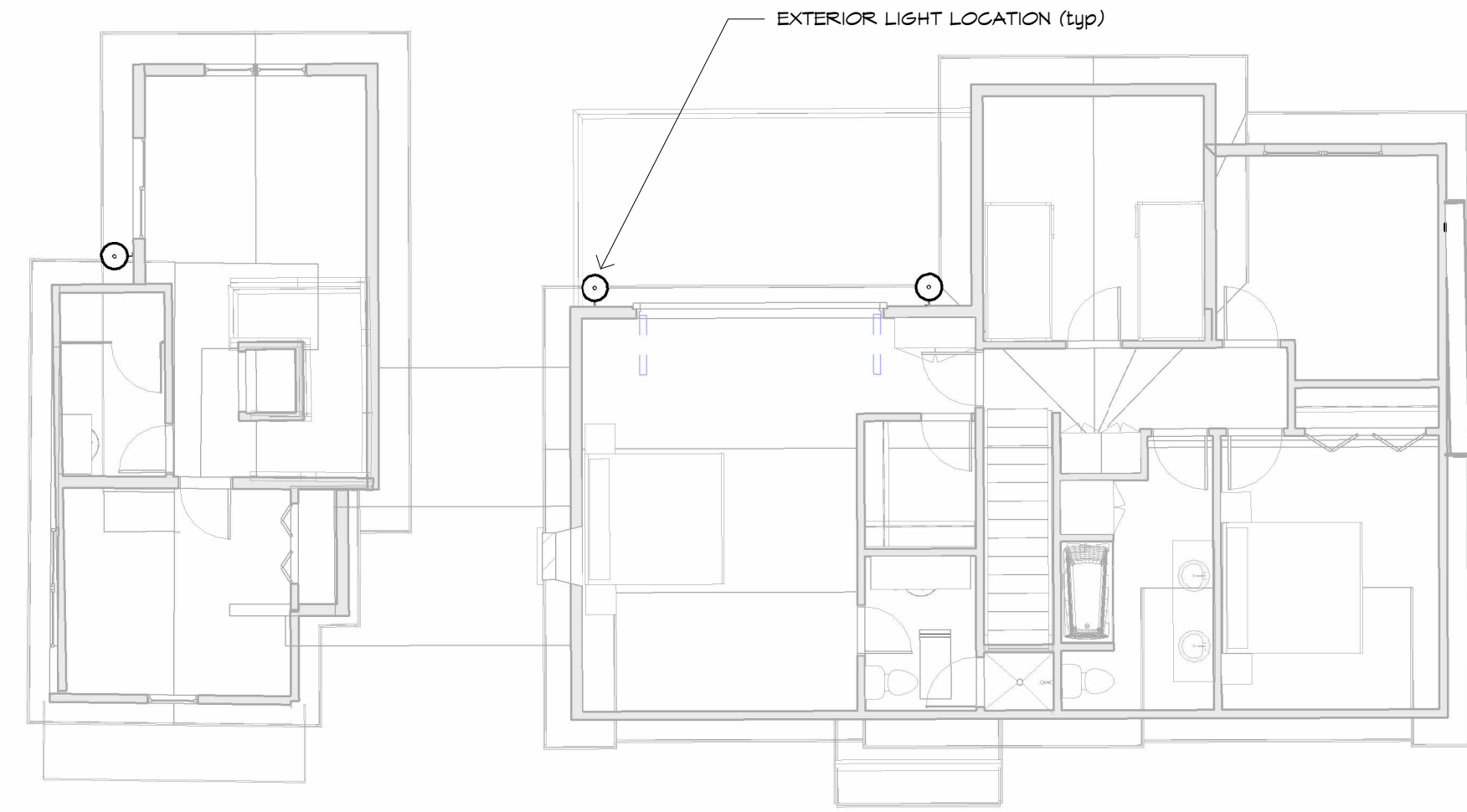
N LIGHTING NORTH ELEVATION
1/8" = 1'-0"



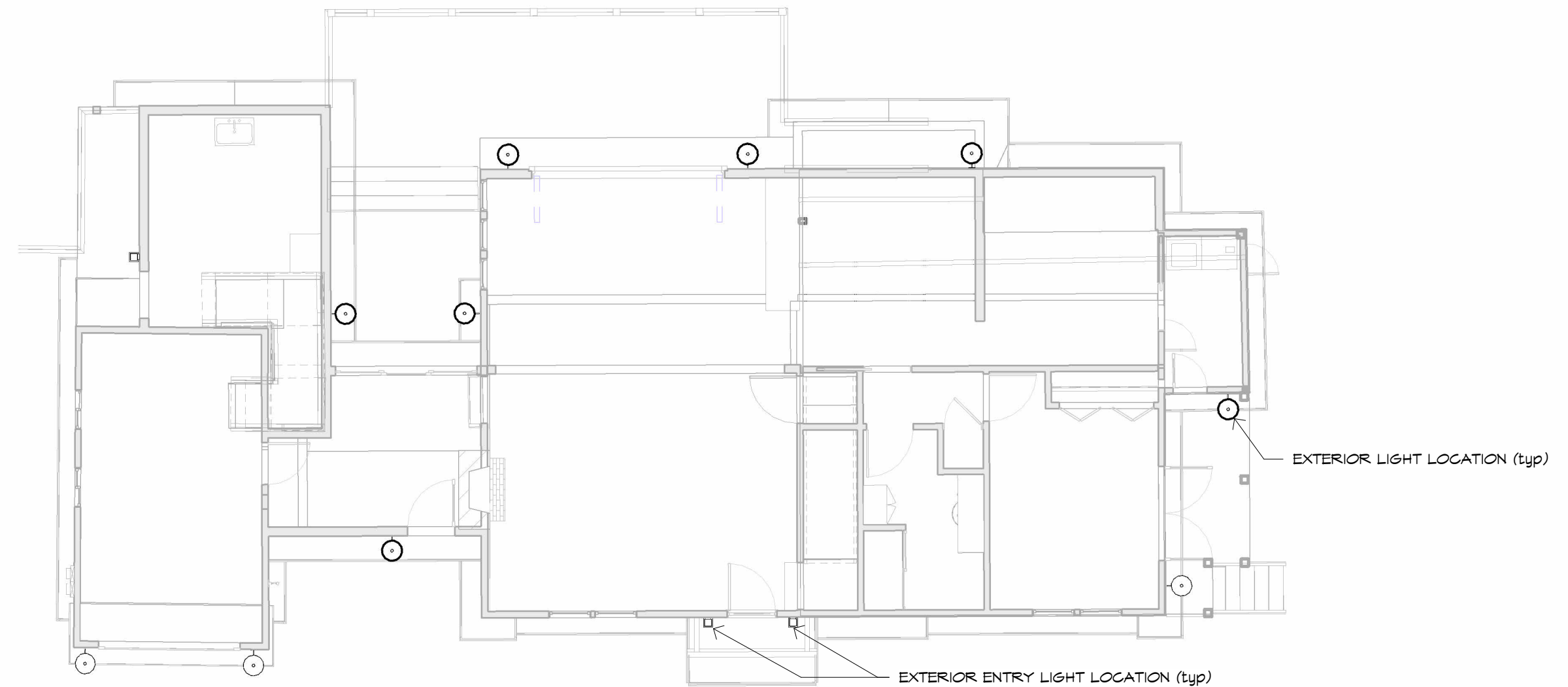
S LIGHTING SOUTH ELEVATION
1/8" = 1'-0"



W LIGHTING WEST ELEVATION (REAR)
1/8" = 1'-0"



2 UPPER LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0"



1 MAIN LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0"



Bradford Outdoor Night Sky Wall Lantern

ITEM#: CPL2324762
MFR ID: 946411BK-GL



Asher Large Outdoor Wall Light

Item#: LCO05293

REVISIONS

NO.	DATE
-----	------

WILLIAM C. MEFFORD

ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22853

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95023
APN: 004-132-001

DATE: 21 JANUARY 2025

PROJECT NO: 23032

DRAWN BY:

CHECKED BY:

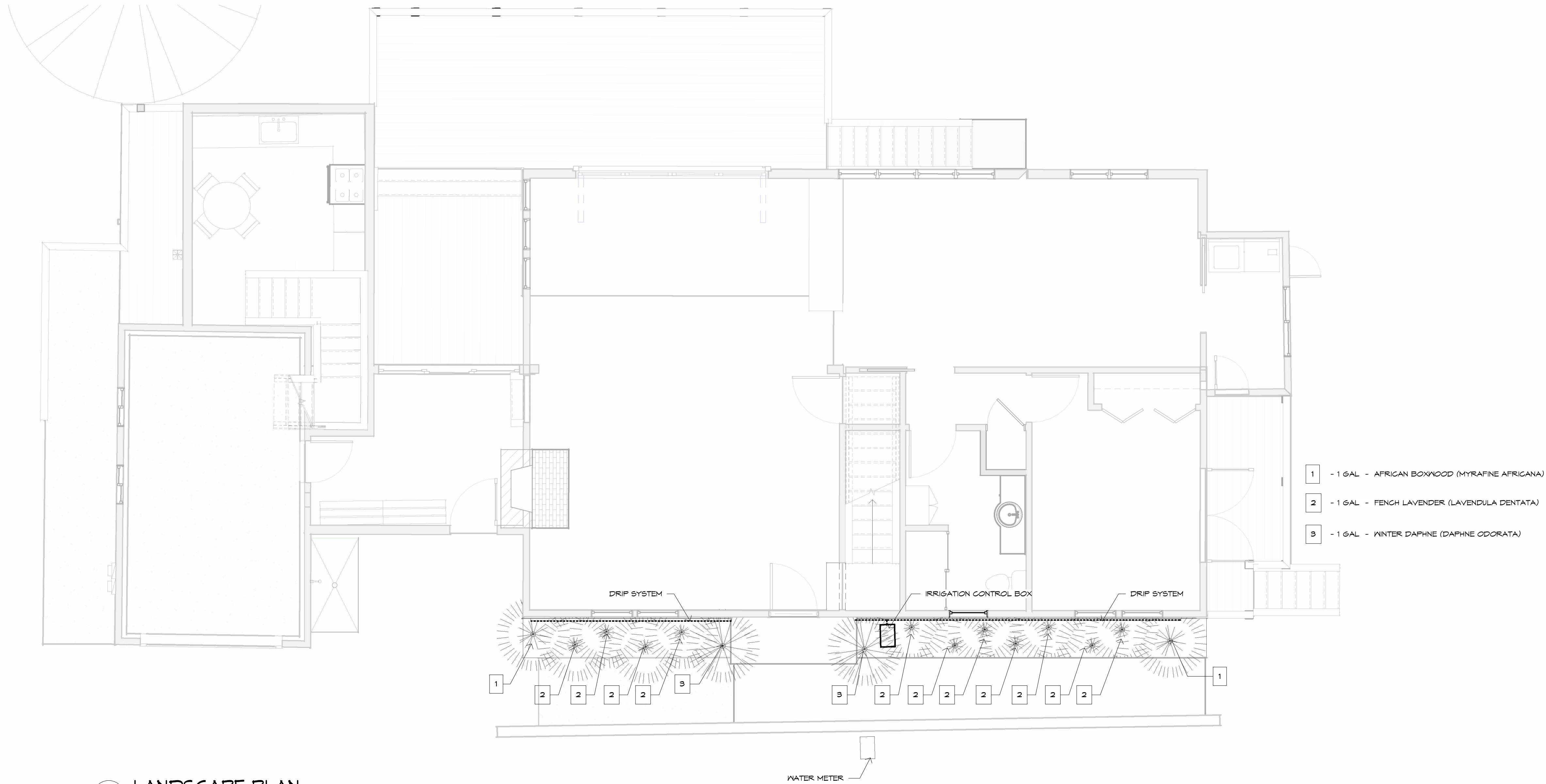
SHEET TITLE:

**EXTERIOR
LIGHTING PLAN**

SHEET NO.

A-10

OF NINE SHEETS



- 1 - 1 GAL - AFRICAN BOXWOOD (MYRTAFINE AFRICANA)
- 2 - 1 GAL - FENCH LAVENDER (LAVENDULA DENTATA)
- 3 - 1 GAL - WINTER DAPHNE (DAPHNE ODORATA)

REVISIONS

NO.	DATE

WILLIAM C. MEFFORD

ARCHITECT

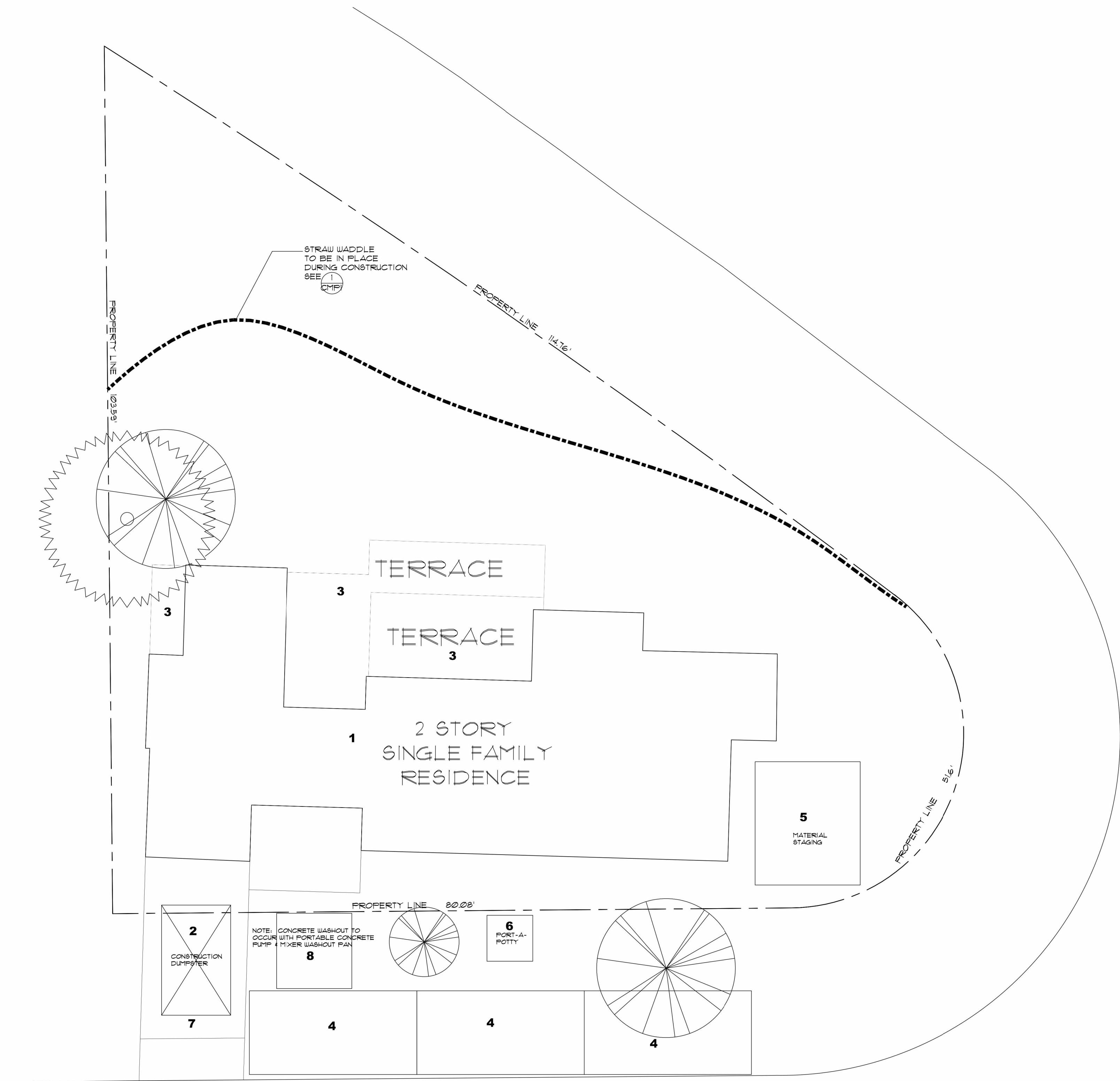
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567
LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

MR. & MRS. JOHN CRANE

24820 TORRES STREET CARMEL, CALIFORNIA 95423
APN: 004-132-001

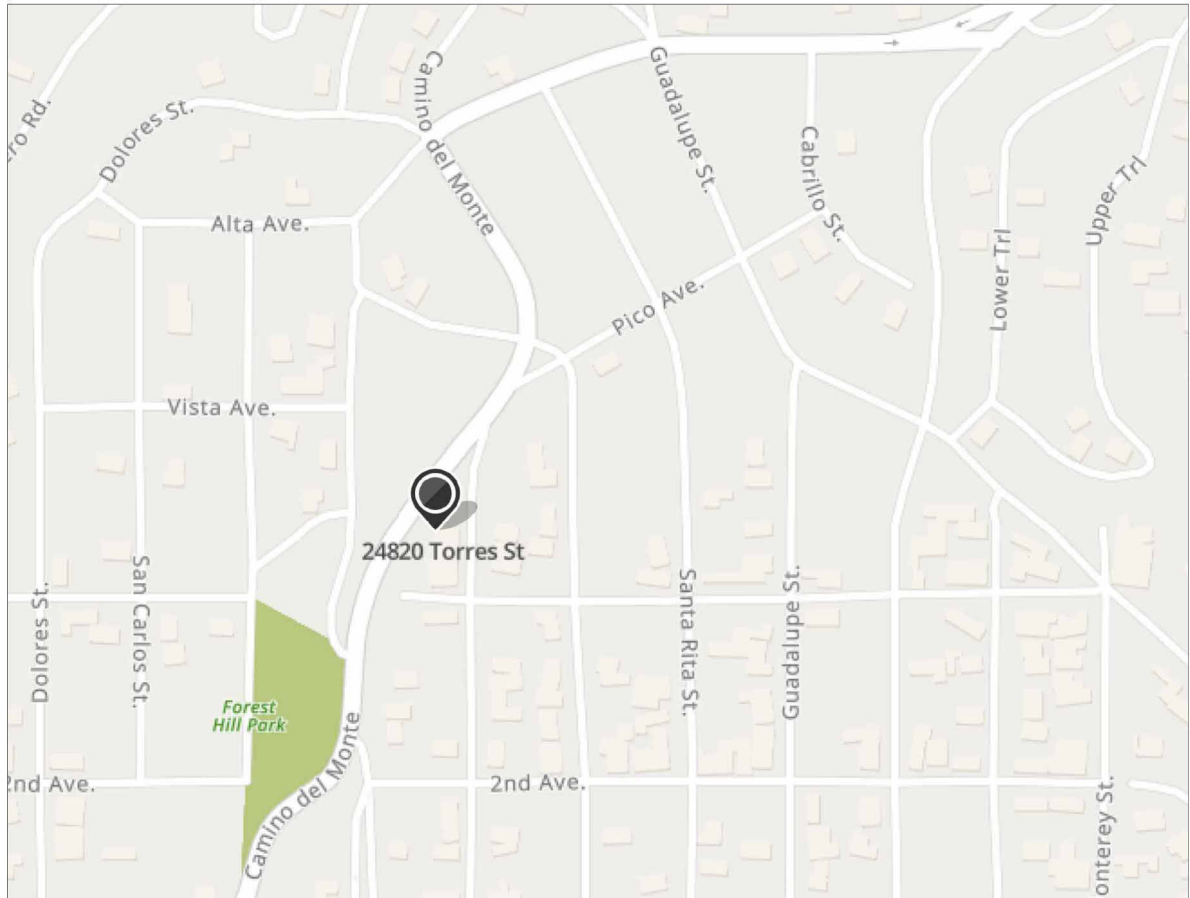
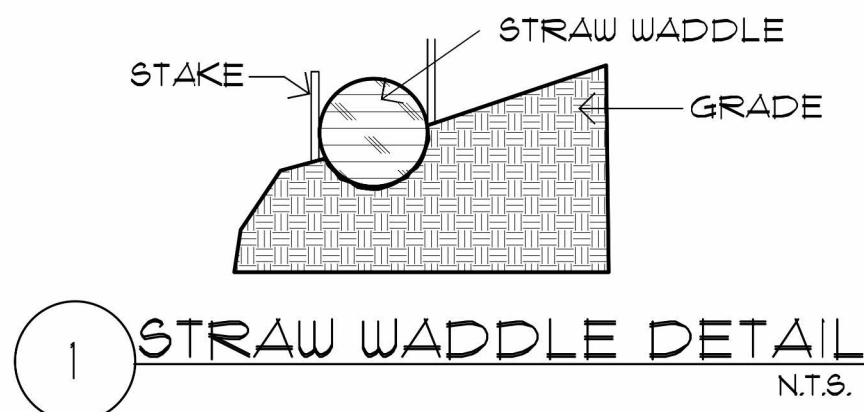
DATE:	21 JANUARY 2025
PROJECT NO.	23032
DRAWN BY:	
CHECKED BY:	
SHEET TITLE:	LANDSCAPE PLAN
SHEET NO.	A-11
OF NINE	SHEETS



T O R R E S S T R E E T

CONSTRUCTION SITE PLAN

- Existing 2 story residence
- Proposed construction dumpster
- Proposed decks
- Temporary vehicular parking
- Temporary construction materials staging area in existing garage
- Temporary porta potty
- Proposed driveway
- Concrete washout area



VICINITY MAP

NTS

CONSTRUCTION MANAGEMENT PLAN

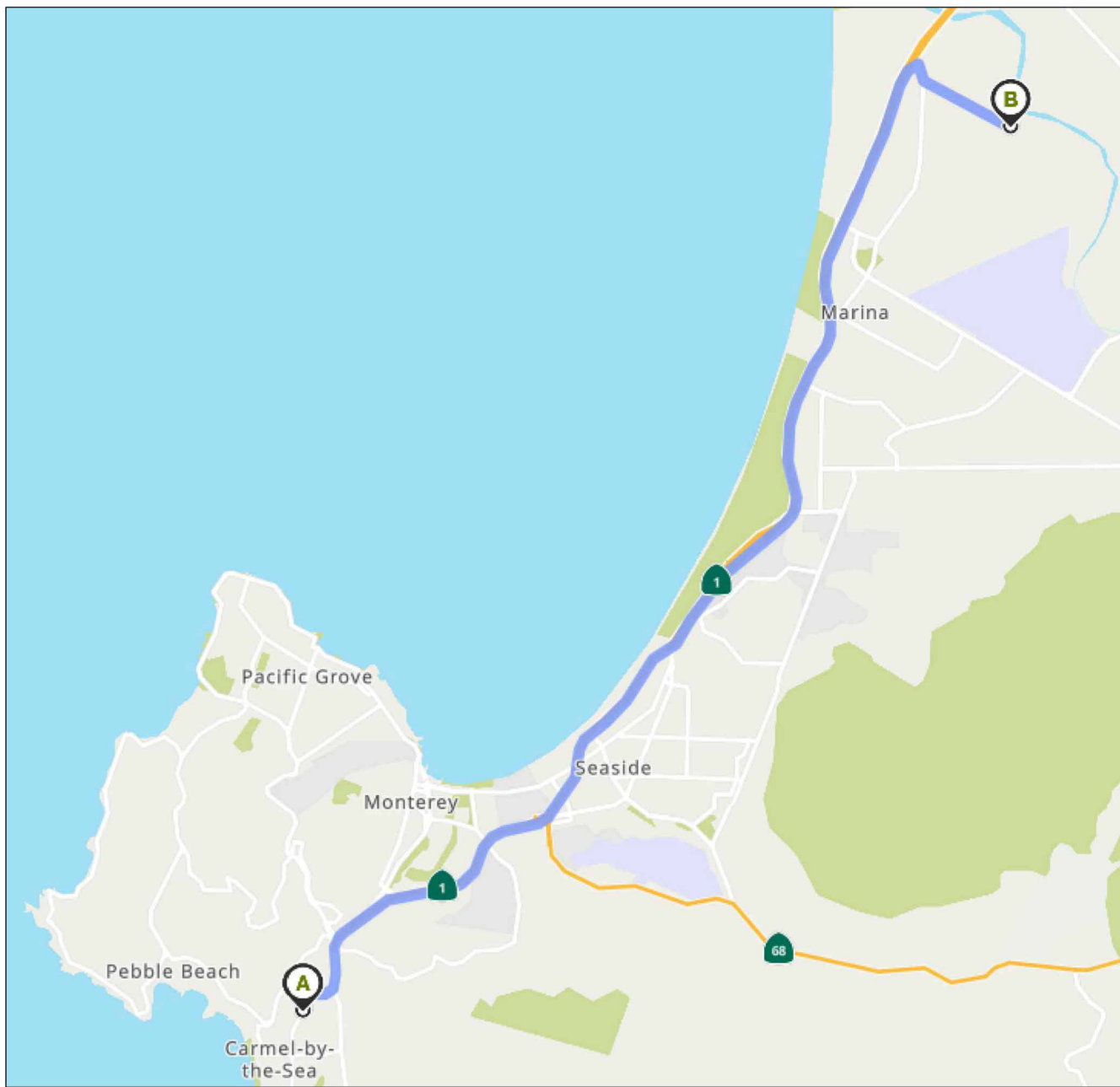
CONSTRUCTION COORDINATION

- Contractor shall provide a construction coordinator that can be contacted during construction should questions arise during construction (in case of both regular inquiries and in emergencies). Their contact information (including their address and 24 hour phone number) shall be conspicuously posted at the job site in a manner that the contact information is readily visible from public viewing areas. The posting shall indicate that the construction coordinator should be contacted to answer any questions that arise during construction (in case of both regular inquireies and emergencies). The construction coordinator shall record the name, number and nature of all complaints and take remedial actions if necessary, within 24 hours of receipt of the complaint or inquiry.

CONSTRUCTION ACTIVITY

CONSTRUCTION DURATION	4 MONTHS, BEGINNING UPON PERMIT ISSUANCE	
CONSTRUCTION HOURS	Monday–Friday / 8 am – 5 PM	
CONSTRUCTION WORKERS	5	
CONSTRUCTION VEHICLES	3 Regular pickup trucks	
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	41 Total	
STAGING AREA FOR TRUCKS	See plan	
PARKING AREA FOR TRUCKS AND WORKERS	See plan	
CONSTRUCTION GRADING	CUT:	5 cyds
	FILL:	5 cyds

CONSTRUCTION ACTIVITY



- ↑ Head toward Torres St on Camino del Monte. Go for 0.2 mi.
- Then 0.2 miles
- ➡ Turn right onto Serra Ave. Go for 0.3 mi.
- Then 0.3 miles
- ↑ Continue on Carpenter St. Go for 0.1 mi.
- Then 0.1 miles
- ↶ Turn left onto Cabrillo Hwy (CA-1). Go for 3.3 mi.
- Then 3.3 miles
- ↑ Continue on CA-1 N (Cabrillo Hwy) toward CA-1/Santa Cruz/San Francisco. Go for 10.5 mi.
- Then 10.5 miles
- ➡ Take exit 412 toward Del Monte Blvd. Go for 0.3 mi.
- Then 0.3 miles
- ➡ Turn right onto Neponset Rd. Go for 489 ft.
- Then 0.09 miles
- ↑ Continue on Del Monte Blvd. Go for 0.1 mi.
- Then 0.1 miles
- ↶ Turn left onto Charlie Benson Ln. Go for 1.2 mi.
- Then 1.2 miles
- 📍 **Monterey Regional Waste Management District**
Charlie Benson Ln, Salinas, CA 93908

PROJECT DATA

PROJECT ADDRESS:	24820 TORRES ST, CARMEL
PRIMARY CONTRACTOR:	JOHN CRANE 24820 TORRES ST CARMEL, CA 93923 (209) 352–1466
OWNER:	JOHN CRANE 24820 TORRES ST CARMEL, CA 93923 (209) 352–1466
AP NUMBER:	009–132–001

REVISIONS

NO. DATE

WILLIAM C MEFFORD

A R C H I T E C T

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373–4567 LICENSE # C-22893

WATER DAMAGE REPAIR, ADDITIONS AND REMODEL FOR:

Mr. & Mrs. John Crane

24820 TORRES ST CARMEL, CA

APN 009-132-001

DATE:

5/28/2024

PROJECT NO.

23032

DRAWN BY:

CHECKED BY:

SHEET TITLE:

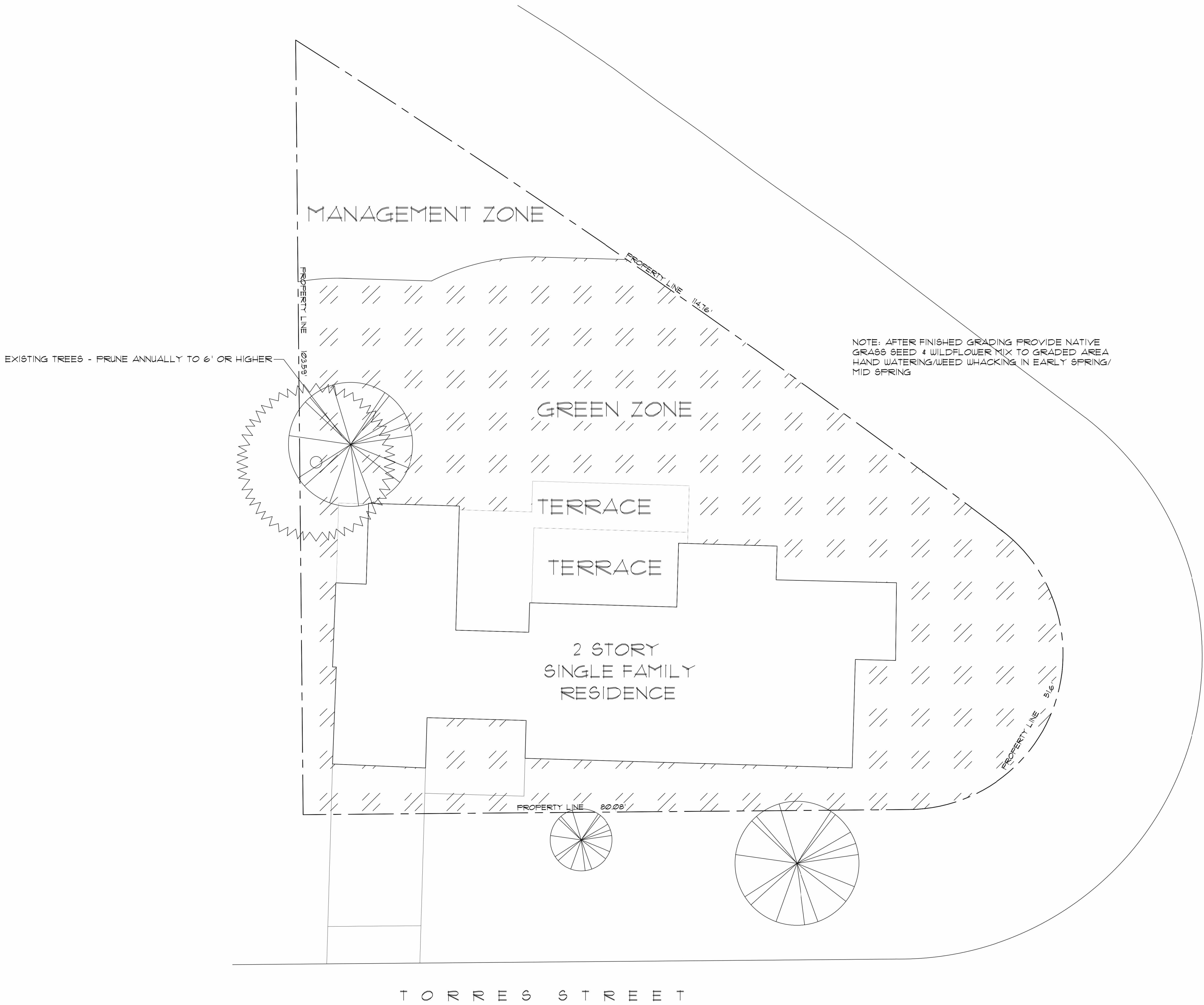
CONSTRUCTION

SHEET NO.

CMP-1

OF ONE

SHEETS



DEFENSIBLE SPACE REQUIREMENTS:

WITHIN 30 FEET OF STRUCTURE

1. CUT FLAMMABLE VEGETATION AROUND BUILDINGS A MINIMUM OF 30 FEET OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER, EXCEPT FOR LANDSCAPING, AS FOLLOWS:

A. CUT DRY AND DEAD GRASS TO A MINIMUM HEIGHT OF 4 INCHES.

B. MAINTAIN THE ROOF AND GUTTERS OF THE STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER DEAD VEGETATIVE GROWTH.

C. MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD.

D. TRIM TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVEPIPE.

E. TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10 FEET FROM THE GROUND.

F. REMOVE ALL LIMBS WITHIN 6 FEET OF THE GROUND.

G. REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL.

H. REMOVE ALL CUT MATERIAL FROM THE AREA OR CHIP AND SPREAD ON SITE.

J. PROVIDE AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NONFLAMMABLE MATERIAL AND OPENINGS OF NOT MORE THAN ONE-HALF INCH SIZE.

K. POST HOUSE NUMBERS PER FIRE DEPARTMENT REQUIREMENTS

BETWEEN 30 FEET AND 100 FEET OF STRUCTURE

1. CUT PLANTS AND GRASS BENEATH TREE CANOPIES TO PREVENT FIRE FROM SPREADING TO THE TREES. THESE PLANTS SHOULD BE "TOPPED OFF" LEAVING THE ROOT STRUCTURE INTACT TO MINIMIZE EROSION.

2. DO NOT USE HERBICIDE OR OTHER CHEMICAL METHODS TO REMOVE VEGETATION.

FUEL MANAGEMENT PLAN

1"=20'

REVISIONS	
NO.	DATE

WILLIAM C MEFFORD

A R C H I T E C T

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