

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:

BARONE CLAIRE F (PLN210037)

RESOLUTION NO. 22 -

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approving a Combined Development Permit consisting of:
 - a. a Coastal Administrative Permit and Design Approval to allow demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,777 square foot single-family dwelling with a 341 square foot attached garage;
 - b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - c. a Coastal Administrative Permit to allow a modification in parking standards, to allow a tandem driveway parking space for the main residence; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

2445 Bay View Avenue, Carmel Area Land Use
Plan, Coastal Zone (APN 009-411-005-000).

The Barone Claire F application (PLN210037) came on for public hearing before the Monterey County Planning Commission on September 28, October 12, and October 26, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project and/or use, as conditioned, is consistent with the policies of the 1982 Monterey County General Plan, Carmel

Area Land Use Plan, and Monterey County Coastal Implementation Plan (Part 4); the zoning ordinance (Titles 20); and other County health, safety, and welfare ordinances related to land use development.

- EVIDENCE:**
- a) The property is located at 2445 Bay View Avenue (Assessor's Parcel Number 009-411-005-000). The property is zoned Medium Density Residential with a Density of 2 units an acre, a height limit of 18 feet, and a Design Control Overlay (coastal zone) [MDR/2-D(18)(CZ)], which allows development of single-family dwellings, and non-habitable accessory structures such as garages as principally allowable uses subject to approval of a Coastal Administrative Permit. (Title 20 Sections 20.12.040.A. and 20.12.040.H.)
 - b) 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 (CAR LUP);
 - Monterey County Coastal Implementation Plan, Part 4, Regulations for Development in the Carmel Land Use Plan Area (CIP); and
 - Monterey County Zoning Ordinance – Coastal (Title 20).Potential inconsistencies with setback and parking regulations in Title 20 were identified in previous versions of the development proposal (considered by the Planning Commission on September 28 and October 12). On October 13, 2022 the applicant revised their application removing the accessory unit from their plans and revising the new construction to conform with the required setbacks. With these revisions, the potential inconsistencies have been addressed. No other communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - c) Project Scope. The project proposes the demolition of an existing 1,439 square foot single-family residence, and construction of a new single-family residence in substantially the same footprint. The proposed residence would be 1,777 square feet, and would also include a 341 square foot 1-car garage. The project would include associated site improvements, consisting of exterior decks, re-connection of the new home to existing utilities, and landscaping of the site with native species. As part of the -landscaping, nine of the eleven existing trees would be removed, however, all of these are non-native landscaping trees.
 - d) Lot Legality. The property is depicted in its current configuration as lot 5 of Book 9 Pg 41 in the 1964 and 1972 Assessor's Parcel Maps. The property is described as encompassing the west 30 feet of Lot 9 and all of Lot 11 of the Map of Addition No. 7 to Carmel-by-the-Sea, Volume 2 Cities and Towns, Pg 24. The property was conveyed together in its current configuration in a Indenture recorded on January 12, 1930, Volume 224 Official Record Pg. 142. Therefore, the County recognizes it as single legal lot of record.

- e) Development Standards – Height, Coverage, and Floor Area. The development standards for the MDR district are identified in Title 20 Section 20.12.060. The project is consistent with the building height, building site coverage, and floor area requirements of this zoning district.
- Height: In the MDR zoning, where the zoning sectional district maps indicate a maximum allowable height, that shall be the maximum allowable height for all structures. In this case the district maps indicate a maximum height of 18 feet, and the proposed home is 17 feet 4½ inches. The chimney exceeds the maximum height, however, this is allowable per the structure height exception in Title 20 Section 20.62.030.A.
 - Building Coverage: The maximum allowable building site coverage is 35% (2,450 square feet) and the proposed building site coverage is 33.1% (2,315 square feet).
 - Floor Area: The maximum allowable floor area is 45% (3,150 square feet), and the proposed floor area is 30.2% (2,118 square feet).
 - Setbacks: The minimum required setbacks of the MDR zoning are 20 feet (front), 5 feet (side), and 10 feet (rear). Complying with these requirements, the project proposes a 20 foot front setback, 5 foot side setback (north), 15 feet 7 inch side setback (south), and 45 foot 4 inch rear setback.

Consistency with the setbacks and parking development standards is detailed in Finding No. 5.

- f) Visual Resources and Design. The project is subject to the Visual Resources protection policies of the Carmel Area Land Use Plan (CA LUP), the applicable implementing regulations of those policies in the Monterey County Coastal Implementation Plan (CIP), and the Design Control “D” zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

The project is consistent with these policies, regulations, and the surrounding neighborhood character:

- In accordance with CIP Section 20.146.030.C.1.c the colors and materials include a light tan integral plaster, a Carmel Stone feature wall, and wood doors, giving the appearance of natural materials;
- The difference in height between the existing and proposed residence was depicted with orange netting, demonstrating that the structure would be in scale with surrounding residences;
- Similar to the neighborhood, the project features articulated hip and gable roofs;
- Landscape screening will minimize visibility of the dwelling from the street pursuant to CIP Section 20.146.030.C.1.c, and plants used in landscaping will be native or native compatible species as required by 20.146.030.C.1.e.;
- In accordance with Condition No. 9, utilities shall be required to be undergrounded unless this is prohibited by the utility service provider or if archaeological or tribal cultural resources are

uncovered and would be damaged by undergrounding the utilities;
and

- While the site is approximately 150 feet southeast of Scenic Road and 220 feet southeast of Carmel Beach, (both nearby recreational destinations that serve as public viewing areas), due to existing homes on Scenic Drive the project is not visible from these vantage points, and could therefore not cause an adverse visual impact when viewed from a common public viewing area.

g) Cultural Resources. The site is in an area identified in County records as having high archaeological sensitivity. In accordance with the regulations for development within the Carmel Area Land Use Plan (Coastal Implementation Plan Section 20.146.090.B), an archaeological report was prepared to analyze the potential of the project to impact archaeological resources. A report was prepared by Dana E. Supernowicz, M.A., RPA, Principal Archaeologist of Historic Resource Associates in May 2021. The report discusses the results of archival research, including a records search at the Northwest Information Center (NWIC) of the project site and sites in a 0.75-mile radius; discussion of the surface reconnaissance performed by archaeologists Gail Bellenger and Philip Clarkson in 2021; and subsurface auger testing for the potential presence of archaeological or cultural resources. The subsurface auger testing consisted of conducting seven “shovel test units” at various locations on the project site, which included hand boring soils to an average depth of 2 feet and examining the soils for evidence of cultural resources such as shell fragments or lithic/stone materials. These tests were also compared to the results of the seven geotechnical borings performed by the geotechnical engineer for their report.

Neither the archaeological subsurface testing or geotechnical bores produced evidence of potential cultural resources and for this reason, the project archaeologist concluded that the potential for buried or subsurface archaeological resources on the project site was extremely low. Their analysis also indicated that the abalone shell fragments observed by Bellenger and Clarkson were likely contemporaneous with the residence and deposited by previous occupants or property owners.

The County reviewed the report and agrees that impacts to archaeological resources are anticipated to be less than significant. County’s standard Condition No. 3(B) is incorporated, which would require the applicant to stop work if any cultural resources or human remains are identified.

Due to the sensitivity of the Carmel Point area, as identified through the tribal consultation process, a tribal cultural monitor and cultural sensitivity training are identified as mitigation measures for the project. The tribal consultation process is further discussed in the Finding No. 6.

The project has also been designed to minimize potential impacts to archaeological resources, in accordance with CIP Section

21.146.090.D.3. The footprint of the new residence has been sited to match the existing development footprint as closely as possible. While utilities would be required to be undergrounded by Condition of Approval No. 9, should any previously unknown resources be uncovered during excavation which would be damaged by the utility undergrounding, the undergrounding utility requirement may be waived by HCD-Planning.

- h) Tree Removal. In accordance with CIP Section 20.146.060.B., a tree resource assessment was prepared which evaluated the potential of the project to impact forest resources. There are 11 trees onsite, consisting of a Ginkgo, a Liquidambar, two cherry, two apple, a Japanese maple, a yew pine, a holly, an acacia, and an olive tree. None of the trees are native and the arborists analysis is that they appear to have been planted as a landscape architectural concept. 9 of the trees are proposed to be removed, 5 due to potential construction impacts and 4 due to their failing health. The remaining 2 trees would be preserved and maintained for the new home. As none of the trees are native or meet the landmark criteria of 20.146.060, they aren't protected by the regulations for development in the Carmel Area land Use plan. No Coastal Development Permit for tree removal and no additional findings are required to allow their removal. To ensure that no nesting birds are impacted by the tree removal, a condition has been applied which requires the applicant to prepare a bird nest survey should tree removal be planned during the bird nesting season, between February 22 and August 1. If active migratory bird nesting activity is identified, the applicant shall adhere to a buffer plan prepared by a qualified biologist and not commence with any tree removal until nesting birds have fledged.
- i) HCD-Planning staff reviewed aerial imagery of the properties using Monterey County GIS, to verify that the proposed project conforms to the applicable plans and regulations.
- j) County staff conducted a site visit on June 28, 2022 to verify that the proposed project conforms to the applicable plans and regulations.
- k) County staff referred the project to the Carmel Unincorporated/Highlands Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project at a duly-noticed public meeting on November 15, 2021 and unanimously voted to recommend approval of the project as proposed.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210037.

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: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Cypress Fire Protection District and Environmental Health Bureau. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development. There has been no

indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

- b) The following technical reports have been prepared for the proposed project to analyze tree resources, geologic hazards, historical resources, and archaeological resources:
 - “Tree Resource Analysis” (LIB210169) prepared by James P. Allen, Santa Cruz, CA, July 12, 2021.
 - “Geotechnical and Geological Hazards Report” (LIB210170) prepared by Lawrence E. Grice, P.E., Salinas CA, May 24 2021.
 - “Phase I Historic Resource Assessment” (LIB210171) prepared by Dana E. Supernowicz, M.A., RPA, Pebble Beach CA, October 22 2020.
 - “Phase II Archaeological Study” (LIB210168) prepared by Dana E. Supernowicz, M.A., RPA, Pebble Beach CA, May 2021.
- c) None of the reports indicated that there were any physical or environmental constraints that would render the site unsuitable for the proposed development. County staff independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.
- d) The project is within the National Pollutant Discharge Elimination System (NPDES) general permit boundary governing post-construction stormwater requirements, as well as the area of Carmel which drains into the Carmel Bay Area of Special Biological Significance (ASBS). The project plans include preliminary stormwater and erosion control plans, and HCD-Environmental Services reviewed the project and recommended conditions requiring stormwater and erosion control plans be submitted to them for final review and approval prior to issuance of construction permits. They also recommended a condition requiring that the applicant schedule weekly inspections during the rainy season, between October 15 and April 15, to ensure no contaminants are discharged into the ASBS. These recommended conditions have been incorporated.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN210037.

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, Cypress Fire Protection District and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are currently existing and will not be affected by this project. The property is served and would continue to be served by Cal Am for potable water service and the Carmel Area Wastewater District (CAWD) for wastewater service. The applicant provided a residential release form from the Monterey Peninsula Water Management District (MPWMD) demonstrating a reduction in overall fixture units. The Environmental Health Bureau (EHB) reviewed the applicant and verified can and will serve letters would not be needed for either service providers.
- c) According to Monterey County GIS information the property is within 1/8 mile of a fault. Therefore, in accordance with CIP Section 20.146.080.B, a geotechnical and geological hazards report (LIB210170) to assess the potential of geological hazards to impact the development. The report concluded that the site was suitable for the proposed development, so long as the recommendations made within it were followed. Geotechnical recommendations are required to be followed and will be considered during review of the building permit for this project.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN210037.

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 known violations exist on the properties.

EVIDENCE:

- a) County staff reviewed Monterey County HCD-Planning and HCD-Building Services records, and the County is not aware of any violations existing on the subject properties.
- b) County staff conducted a site visit for the project on June 28, 2022 and did not identify any violations onsite.
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210037.

5. **FINDING:** **MODIFICATION TO PARKING STANDARDS** – The modification to allow a parking space within the front setback to count toward off-street parking requirements is consistent with Title 20 Section 20.58, and 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) Title 20, Chapter 20.58 establishes regulations for parking. Section 20.58.050.E. indicates that spaces which are located within the required front setback shall not count toward the amount of required parking unless a Coastal Administrative Permit is first secured. This permit is incorporated into the project description of the project and the criteria to grant such a permit can be met.
- b) Two parking spaces are required for the proposed project pursuant to Chapter 20.58. Of the two required parking spaces, at least one must be

covered. The project includes a one car garage meeting the covered parking space requirement and counting toward the two spaces required. A second uncovered parking space is proposed in the driveway leading to the garage. The driveway space is located less than 20 feet from the front property line. Parking cars on the driveway is common within the Carmel Point area and allowance of the driveway space to count toward the required number of parking spaces will not detract from character of the neighborhood or result in significant additional pressures for on-street parking in the vicinity.

- c) The proposed garage location better achieved the objectives of the Carmel Area Land Use Plan, by siting the garage and driveway in a way that minimizes site disturbance and earthwork in a highly sensitive archaeological area.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210037.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** – On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
 - b) County of Monterey as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference (Planning File No. PLN210037).
 - c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified potentially significant effects to tribal cultural resources, but the applicant has agreed to mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the Initial Study, HCD-Planning prepared a Mitigated Negative Declaration. Mitigation measures have been made conditions of approval of this project.
 - d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN210037 was prepared in accordance with the CEQA Guidelines; filed with the County Clerk on August 2, 2022; and circulated for public review from August 2, 2022 through September 1, 2022 (State Clearinghouse Number 2022020267).
 - e) Resource areas that were analyzed in the Draft Initial Study/Mitigated Negative Declaration included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality,

Noise, Transportation/Traffic, Tribal Cultural Resources, Utilities/Service Systems, and Wildfires.

- f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File No. PLN210037) and are hereby incorporated herein by reference.
- g) The County identified less than significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Noise, Transportation/Traffic, Utilities/Service Systems, and Wildfires.
- h) The County identified potentially significant impacts to Tribal Cultural Resources. Mitigation measures have been proposed to reduce the identified impacts to a level of less than significant.

Mitigation Measures No. 1 and 2 would reduce the potentially significant impacts to a less than significant level by:

- Requiring a pre-construction cultural sensitivity training be conducted with the construction crew by a qualified archaeologist and with the tribal monitor present. The training shall include how to identify potential cultural resources, and procedures for if previously unknown resources are identified onsite; and
- Requiring that a tribal monitor approved by the appropriate tribal authority traditionally and culturally affiliated with the vicinity of the site be onsite to observe all project related grading and excavation. The monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features; and

These mitigations have been incorporated into the project as conditions of approval.

- i) Pursuant to Public Resources Code Section 21083.2 et seq., County of Monterey HCD-Planning staff initiated AB52 consultation with local Native American tribes on April 4, 2022. Consultations were conducted with the the Esselen Tribe of Monterey County (ETMC) and the Ohlone/Costanoan-Esselen Nation (OCEN) on April 5 and April 6, 2022, respectively. Although neither tribe indicated that there were specific known resources on the project site, both tribes discussed the general sensitivity of the Carmel Point area. Based on the recommendations of the tribes and the known sensitivity of the area, staff is recommending Mitigation Measures No. 1 and 2, which would require cultural sensitivity training for construction personnel and an onsite tribal monitor during demolition and earthwork activities. The incorporation of these mitigation measures would reduce potential impacts to tribal cultural resources to a less than significant level by ensuring that construction crews are able to identify any tribal cultural resources should they be uncovered during excavation, and ensuring that they are treated with appropriate dignity and respect.
- j) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made

conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Plan” as a condition of project approval.

- k) Analysis contained in the Initial Study and the record as a whole indicate the project would have the potential to result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources.

In this case, for purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination.

- l) Public Comment. During the public review period from August 2 through September 1, 2022, the County received comments from neighbors Susan and Michael Lynch, neighbors Sherri and Randy Pogue, and the Kakoon Ta Ruk Band of the Ohlone Costanoan. The applicants representative Kathryn Avila also provided comments in response to the neighbors comments, and additional correspondence was received after the Initial Study comment period by Sherri Pogue. The County considered the comments received and concluded they do not conflict with, alter or challenge the analysis and conclusions of the draft Initial Study or MND. Therefore, no revision and/or recirculation of the draft Initial Study is required to address comments. The comments received from each interested party are individually addressed in the subsequent evidences m) through p). These comments are also attached as (**Exhibit E**) to the County’s staff report regarding the project.
- m) Susan and Michael Lynch submitted comments on August 23, 2022: This letter expresses support for the demolition-rebuild and the describes the current property as an eye-sore and potential fire hazard, as well as raising a number of concerns regarding the proposed project: concern regarding the proposed side setback, which at the time of circulation of the Initial Study was approximately 2 feet, encroaching into the 5 side setback required by the zoning (particularly whether it would preclude emergency and fire workers from accessing the north side of the structure); concern regarding the variation from the off-street parking requirements; and concern that the unit may be rented to multiple tenants.

The County has considered these comments and no revisions to the IS/MND are required.

- The proposed project has been revised so that the new house will comply with setbacks.

- The project includes the minimum number of spaces required for a single family residence, and the findings can be met to grant a Coastal Administrative Permit to allow a parking space within the setback to be counted toward the parking total. See Finding No. 5.
 - The County would not regulate whether the property owner rented the single family residence. The project has been revised so that no accessory unit is proposed.
- n) Sherri and Randy Pogue submitted comments on August 24, 2022 and subsequent Comment letter on September 6, 2022: These letters request verification that the proposed side setback would meet the 5 foot requirement of the base zoning, or that the County provide information regarding relevant code sections allowing a setback of less 5 five feet; and expressed concern regarding the variation in parking standards. The subsequent letter on September 6 also raised concern regarding the compliance of the front setback with the zoning.

The County has considered these comments and no revisions to the IS/MND are required. These comments are similar to the Susan and Michael Lynch comments therefore the responses discussed in evidence m) above also applies to these comments.

- o) Lydia Borquez submitted comments on August 29, 2022: Vice-Chairperson and Tribal Cultural Specialist of the Kakoon Ta Rook Band of the Ohlone-Costanoan, Lydia Borquez, submitted a comment letter on the project. It indicated: that the project is within their aboriginal territory; that they had concerns regarding the potential of the project to impact cultural resources; and requested a copy of the Environmental Impact Report and any detailed project information.

The County has considered these comments and no revisions to the IS/MND are required.

- The County recognizes that the property is within the aboriginal territory of the Kakoon Ta Rook Band of the Ohlone-Costanoan. The County sent a formal notification to the tribe on April 4, 2022.
 - County staff sent a follow up email requesting whether there were any specific cultural resources which were not analyzed in the Initial Study prepared for the project, as well as providing general information on the project including the most currently proposed plans, where documents could be located, and the scheduled hearing date. The CEQA action for the project is the Adoption of a Mitigated Negative Declaration following an Initial Study, no Environmental Impact Report (EIR) was prepared for the project.
- p) Kathryn Avila submitted comments on September 1, 2022: These comments are from a representative of the applicant and in response to the comments submitted on August 23 and 24th. The comments were in support of the project. These comments did not require changes or revisions to the IS/MND.
- q) Pursuant to CEQA Guidelines Section 15073(e), the County provided notice of the public hearing to those that submitted comments on the Initial Study and Mitigated Negative Declaration.
- r) The removal of the Junior Accessory Dwelling Unit from project does not require revision or re-circulation of the IS/MND as it would not cause

any new potential impacts or increase the severity of any potential impacts previously analyzed in the Initial Study.

- s) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on October 26, 2022.
- t) County of Monterey HCD-Planning, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the applicable Local Coastal Program requires public access (Figure 3, Public Access, in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210037.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) allow an appeal to be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to Section 20.86.080.A.3. of the Monterey County Zoning Ordinance (Title 20), the project is appealable to the California Coastal Commission, as it involves non-exempt development requiring a Coastal Development Permit pursuant to Title 20 Section 20.14.030.F. (development on a positive archaeological site), and is therefore conditionally allowable under the base zoning.

DECISION

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

- 1) Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
- 2) Approve a Combined Development Permit consisting of:
 - a. a Coastal Administrative Permit and Design Approval to allow demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,777 square foot single-family dwelling with a 341 square foot attached garage;

- b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - c. a Coastal Administrative Permit to allow a modification in parking standards, to allow a tandem driveway parking space for the main residence; and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PASSED AND ADOPTED this 26th day of October, 2022, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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.

NOTE

This permit expires 2 years after the above date of granting thereof unless certificates of compliance are recorded within this period.

County of Monterey HCD Planning

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

PLN210037

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation This Combined Development Permit (PLN210037) allows:

Monitoring Measure:

- a. a Coastal Administrative Permit and Design Approval to allow demolition of an existing 1,439 square foot single family dwelling and 436 square foot garage; and construction of a new 1,777 square foot single-family dwelling with a 341 square foot attached garage;
- b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
- c. a Coastal Administrative Permit to allow a modification in parking standards, to allow a tandem driveway parking space for the main residence.

The property is located at 2445 Bay View Avenue, Carmel Area Land Use Plan, Coastal Zone (APN 009-412-009-000). 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. (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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 009-412-009-000 on September 28, 2022. The permit was granted subject to 17 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-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. (RMA-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: RMA-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 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 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 RMA - 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. (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 "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 RMA-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 RMA - 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: 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.

9. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground, unless it is prohibited by the utility service provider. (HCD - Planning and HCD- Public Works)

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the owner/applicant shall depict the proposed utility lines undergrounded. If the utility service provider prohibits undergrounding of utilities, the owner/applicant shall submit written evidence of this to HCD-Planning.

If any archaeological or tribal cultural resources are discovered during excavation, the contractor shall immediately halt work; perform the actions required by Condition of Approval No. 3, and contact a qualified archaeologist and the tribal cultural monitor to evaluate the find. If, in the opinion of the project archaeologist and/or tribal cultural monitor continued undergrounding of the utilities would harm the resource, the underground utility requirement shall be waived and this condition shall be considered met.

On an on-going basis, unless prohibited by the utility service provider, the Owner/Applicant shall install and maintain utility and distribution lines underground.

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

11. PDSP001 - MITIGATION MEASURE NO. 1 - ONSITE TRIBAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 1 – Onsite Tribal Monitor: In order to reduce potential impacts to tribal cultural resources to a less than significant level, a tribal monitor approved by the appropriate tribal authority traditionally and culturally affiliated with the vicinity of the subject site and has consulted with County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately recognized NAHC-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. The tribal monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contract shall refer to and comply with Condition No. PD003(B) as applicable.

**Compliance or
Monitoring
Action to be
Performed:**

Mitigation Monitoring Action (MMA) No. 1.1:

Prior to issuance of grading/construction permits, the owner/applicant/contractor shall submit to HCD-Planning for review a current construction schedule indicating the durations during which earthwork and ground disturbance of new areas shall be scheduled. This shall include excavation for the foundation of the new garage, and onsite utility trenching.

Mitigation Monitoring Action (MMA) No. 1.2:

Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 4, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

Mitigation Monitoring Action (MMA) No. 1.3:

Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation specified in the construction.

Mitigation Monitoring Action (MMA) No. 1.4:

Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and a qualified archaeologist. Once cataloged, the qualified archaeologist will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

Mitigation Monitoring Action (MMA) No. 1.5:

Prior to final building inspection, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

12. PDSP002 - MITIGATION MEASURE NO. 2 - PRE-CONSTRUCTION CULTURAL SENSITIVITY TRAINING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure (MM) No. 2 – Pre-construction Cultural Sensitivity Training:
To reduce impacts to tribal cultural resources to a less than significant level, a qualified archaeologist shall conduct a pre-construction meeting with the construction crew and onsite tribal monitor. The purpose of the meeting shall be to train the construction crew on how to identify potential cultural resources, and procedures for if previously unknown cultural resources are identified during construction operations.

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action (MMA) No. 2.1:
Prior to issuance of grading or construction permits, the owner/applicant shall submit a contract with a qualified archaeologist for the initial pre-construction training to HCD-Planning for review and approval. The training shall include instruction on how to identify potential cultural resources, and the procedures to be followed if previously unknown resources are identified during construction operations.

Mitigation Monitoring Action (MMA) No. 2.2:
Prior to initial ground disturbance, the owner/application shall submit evidence that the pre-construction training meeting required by MMA 3.1 took place to HCD-Planning. Such evidence shall be in the form of a letter from the qualified archaeologist and a list of meeting attendees.

13. PW0005 – DRIVEWAY IMPROVEMENTS

Responsible Department: RMA-Public Works

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

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

14. PW0031 – BOUNDARY SURVEY

Responsible Department: RMA-Public Works

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

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

15. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a stormwater control plan addressing the Post-Construction Requirements (PCRs) for Development Projects in the Central Coast Region. The stormwater control plan shall incorporate the measures identified on the completed Site Design and Runoff Reduction Checklist. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a stormwater control plan to HCD-Environmental Services for review and approval.

16. WINTER INSPECTIONS - AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with the Department of Housing & Community Development during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the erosion control plan. (HCD- Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with the Department of Housing & Community Development in the rainy season (October 15th to April 15th).

17. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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

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

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

BAY VIEW RESIDENCE

2445 BAY VIEW AVENUE
CARMEL, CA 93923

PLANNING SUBMITTAL

OCTOBER 25, 2021



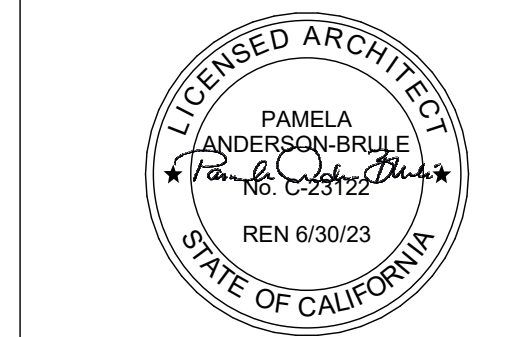
ANDERSON BRULÉ
ARCHITECTS

325 South First Street, 4th Floor
San Jose, California 95113
408.298.1885 | www.aba-arch.com

CONSULTANTS LOGO:

PLANNING
SUBMITTAL
OCTOBER 25, 2021

STAMP:



NO.	DATE	REVISIONS
1	09/29/2022	Plan Correction Response
2	09/29/2022	Design Revisions
3	10/19/2022	Planning Hearing Revision

PROJECT TITLE:

**BAY VIEW
RESIDENCE**

2445 BAY VIEW AVE
CARMEL CA 93923

PROJECT NO. 20-0602-0

DATE: 10/25/2021

SHEET TITLE:

COVER SHEET

SCALE:

All drawings and written material appearing herein constitute original and unpublished work of Anderson-Brulé Architects and may not be duplicated without the written consent of Anderson-Brulé Architects.

G000



PROJECT DESCRIPTION

REBUILD OF A 1,439 SQUARE FOOT SINGLE FAMILY DWELLING, 436 SQUARE FOOT GARAGE, AND A 565 SQUARE FOOT DECK, RESULTING IN A NEW 1,777 SQUARE FOOT SINGLE-FAMILY DWELLING WITH A 341 SQUARE FOOT ATTACHED GARAGE AND 394 SQUARE FEET OF DECK. PROJECT ACTIVITIES OCCUR WITHIN 750 FEET OF KNOWN ARCHAEOLOGICAL RESOURCES.

PROJECT GENERAL NOTES

- THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS OF ALL DISCIPLINES. FOR NOTES APPLICABLE TO A SPECIFIC DISCIPLINE, REFER TO THE SEPARATE GENERAL NOTES WITHIN EACH DISCIPLINE.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS' REQUIREMENTS. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING COST ESTIMATE AND PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS, AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- COORDINATION: GENERAL CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON STRUCTURAL AND CIVIL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPES, CRICKETS, AND ROOF DRAINS. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. GENERAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE, AV, AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF HVAC SUPPLY / RETURN REGISTER GRILLES, OTHER MECHANICAL DEVICES, SPRINKLER HEADS, SUPPLY FITTINGS, FIXTURES, DRAINS, OTHER PLUMBING DEVICES, SMOKE DETECTORS, LIGHT FIXTURES / LUMINAIRES, AND OTHER ELECTRICAL / ELECTRONIC DEVICES BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH, OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK REGARDLESS OF WHERE INFORMATION IS REPRESENTED ON THE PLANS.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER CALGREEN 4.406.1
- A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE PER CALGREEN 4.408.1.
- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CAL GREEN 4.410.1.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION PER CAL GREEN 4.504.1.
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CAL GREEN 4.504.2.1.
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS, PER CAL GREEN 4.504.2.2.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS, PER CAL GREEN 4.504.2.3.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS, PER CAL GREEN 4.504.3.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED, PER CAL GREEN 4.504.2.4.
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS, PER CAL GREEN 4.504.5.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE, PER CAL GREEN 4.505.3.
- NOT USED
- DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SHALL BE SELECTED PER CAL GREEN 4.507.2 USING THE FOLLOWING METHODS: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI / ACCA 2 MANUAL J-2004 OR EQUIVALENT. SIZE DUCT SYSTEMS ACCORDING TO ANSI / ACCA MANUAL D-2009 OR EQUIVALENT. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI / ACCA 3 MANUAL S-2004 OR EQUIVALENT.
- HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS, PER CAL GREEN 702.1.
- ALL EARTHWORK AND SITE DRAINAGE, INCLUDING CRAWL SPACE EXCAVATION, PIER DRILLING AND SPREAD FOOTING EXCAVATIONS, PREPARATION OF SUBGRADE BENEATH MAT SLABS AND SLABS ON GRADE, EXTERIOR HARDSCAPE AND DRIVEWAY, INSTALLATION OF RETAINING WALL, BACKDRAINS AND BACKFILL, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GRICE ENGINEERS, INC., DATED JANUARY 2021. GRICE ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (831) 422-9619 OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND / OR TEST AS NECESSARY THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.
- NOT USED
- NOT USED
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (FRCI) FLOOR SCORE PROGRAM. OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350. PER CAL GREEN 4.504.4
- SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING PER CAL GREEN 702.2
- VERIFICATION OF COMPLIANCE WITH CAL GREEN MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE PER CAL GREEN 703.1
- BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS PER CAL GREEN 4.201.1.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO THE CITY OR FIRE DEPARTMENT FOR APPROVAL.

DEFERRED SUBMITTALS INCLUDE:

- FIRE SPRINKLER SYSTEM
- ROOF TRUSSES
- SOLAR PHOTOVOLTAICS
- BUILDING FINAL WILL NOT BE ISSUED UNTIL SOLAR PANELS ARE INSTALLED AND APPROVED

CONTRACTOR TO PAY ALL PERMIT FEES REQUIRED FOR DEFERRED SUBMITTALS

PROJECT DIRECTORY

OWNER:	SR. CLAIRE BARONE 1500 MARK THOMAS DRIVE MONTEREY, CA 93940 PHONE: (813) 402-4126
ARCHITECT:	ANDERSON BRULÉ ARCHITECTS 325 SOUTH FIRST STREET, 4TH FLOOR SAN JOSE, CA 95113 CONTACT: JASON HULL PHONE: (408) 298-1885 FAX: (408) 298-1887
GENERAL CONTRACTOR:	AVILA CONSTRUCTION 12 THOMAS OWENS WAY, SUITE 200 MONTEREY, CA 93940 CONTACT: MIKE AVILA PHONE: (831) 372-5580
LANDSCAPE DESIGNER:	FLORAVISTA 19017 KAREN DRIVE PRUNEDALE, CA 93907 CONTACT: DINAH IRINO PHONE: (831) 663-3652
ARBORIST:	JAMES P. ALLEN & ASSOCIATES 119 SURFSIDE AVENUE SANTA CRUZ, CA 95060 CONTACT: JAMES P. ALLEN PHONE: (831) 426-6603
STRUCTURAL ENGINEER:	JR STRUCTURAL ENGINEERING, INC. 3842 VALLEY AVE., SUITE K PLEASANTON, CA 94566 CONTACT: JOHN R. EHLERT PHONE: (925) 469-8000
CIVIL ENGINEER:	WHITSON ENGINEERS CIVIL ENGINEERING + LAND SURVEYING 6 HARRIS COURT MONTEREY, CA 93940 CONTACT: RICHARD WEBER PHONE: (831) 649 - 5225
GEOTECHNICAL ENGINEER:	GRICE ENGINEERING 561 A BRUNKEN AVE SALINAS, CA 93901 CONTACT: SAM GRICE PHONE: (831) 422-9619
ENERGY CONSULTANT	FRI ENERGY CONSULTANTS, LLC 21 N. HARRISON AVENUE, SUITE 210 CAMPBELL, CA 95008 CONTACT: NICHOLAS L. BIGNARDI PHONE: (408) 866-1620

FIRE PROTECTION NOTES

FIRE SPRINKLER SYSTEM REQUIRED:
APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES AND IN EXISTING MODIFIED BUILDINGS AND STRUCTURES, SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION, AND SHALL BE INSTALLED PER THE REQUIREMENTS OF CBC SECTIONS 903.2.1 THROUGH 903.2.12 AND LOCAL AMENDMENTS, WHICHEVER IS MORE RESTRICTIVE. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BUILDINGS. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTIONS CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK.

POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR.

PREMISES IDENTIFICATION:
APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

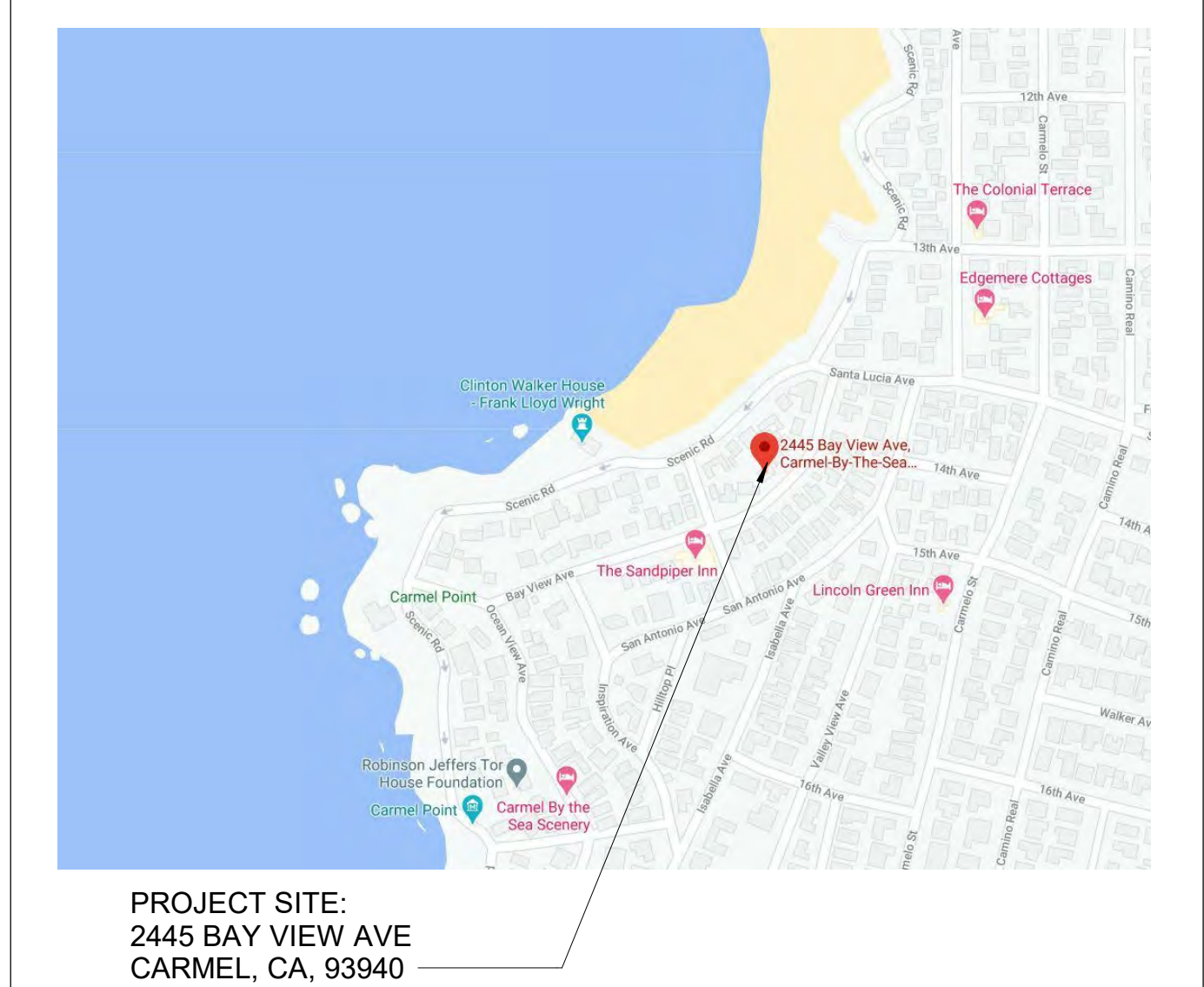
KNOX BOX GATE & KEY SWITCH TO BE PROVIDED AT MAIN DRIVEWAY ENTRY GATE. TEST OPERATION WITH FIRE MARSHAL KEY PRIOR TO SIGN OFF

KNOX BOX SPECIFICATION:
DIMENSIONS: REQUIRES 2 1/4" RECESSED DEPTH X 3/4" DIAMETER SWITCH: SPDT OR DPDT; 7 A RESISTIVE, 4 A INDUCTIVE, KEY REMOVABLE TWO POSITION
MOUNTING: KEY SWITCH IS DESIGNED TO BE RECESS MOUNTED
P/N: 3500 SERIES KNOX GATE & KEY SWITCH (MFR'S CAT. ID)
MFR'S NAME: KNOX COMPANY

PROJECT DATA SUMMARY TABLE

ASSESSOR'S PARCEL NUMBER:	009-411-005
PARCEL SIZE / SITE AREA:	7,000 SF / 0.16 ACRES (GROSS)
ZONING DESIGNATION:	MDR/2-D(18)(CZ)
GENERAL PLAN LAND USE DESIGNATION:	RESIDENTIAL MEDIUM DENSITY
OCCUPANCY GROUP:	R3-U
CONSTRUCTION TYPE:	V-B
APPLICABLE CODES:	2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA ELECTRICAL CODE (CEC)
MAIN SETBACKS:	FRONT YARD SETBACK: 20' REAR YARD SETBACK: 10' SIDE YARD SETBACK: 5'
EXISTING USE OF BUILDING:	RESIDENTIAL SINGLE FAMILY
PROPOSED USE OF BUILDINGS:	RESIDENTIAL SINGLE FAMILY
MAX. ALLOWED LOT COVERAGE:	35% (2,450 SF)
PROPOSED LOT COVERAGE:	2,118 SF (HOUSE) + 197 SF (MAIN DECK >24" IN HT) = 2,315 SF = 33%
MAXIMUM ALLOWED FAR (CARMEL AREA):	45% (3,150 SF)
PROPOSED FLOOR AREA:	1,777 GSF (MAIN RESIDENCE) + 341 GSF (GARAGE) = 2,118 SF (30%)
SQUARE FOOTAGE OF DEMOLISHED AREA	2,015 SF
MAXIMUM ALLOWED BUILDING HEIGHT:	18'-0"
PROPOSED BUILDING HEIGHT:	17'-4 1/2"
EXISTING/PROPOSED WELLS & SEPTIC SYSTEMS:	NONE
GRADING QUANTITIES:	SEE CIVIL DRAWINGS SHEET C0.1
NO. OF TREES TO BE REMOVED:	9: (5" GINKGO, 7" LIQUIDAMBAR, 6" APPLE, 7" APPLE, 5" CHERRY, 9" CHERRY, 9"/10" OLIVE, 10"/14" ACACIA, 10" YEW PINE)
IMPERVIOUS COVERAGE:	1) TOTAL AMOUNT OF AREA COVERED BY STRUCTURES (ROOF COVERAGE & DECKS): 2,958 SF 2) TOTAL AMOUNT OF AREA COVERED BY IMPERVIOUS SURFACES (WALKWAYS, DRIVEWAY & PATIOS) 1,132 SF
REQUIRED PARKING SPACES- SINGLE FAMILY RESIDENCE:	2
PROVIDED PARKING SPACES:	1 COVERED, 1 UNCOVERED
FIRE SPRINKLER SYSTEM	YES

VICINITY MAP

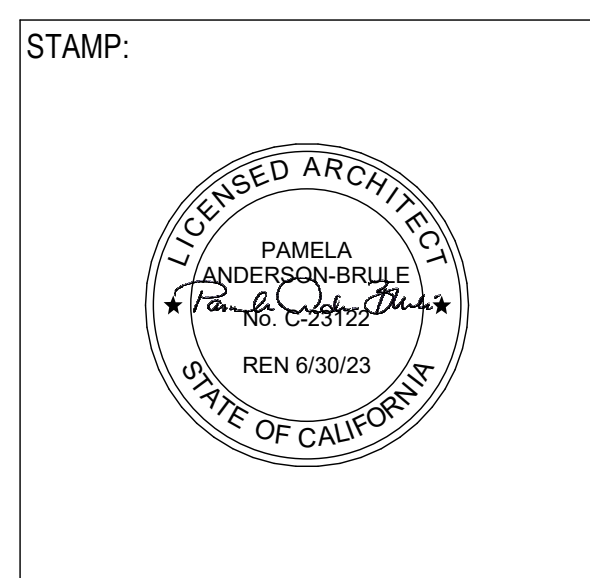


SHEET INDEX

GENERAL G000 G001	COVER SHEET SHEET INDEX AND GENERAL INFORMATION
CIVIL C0.1 C0.9 C1.1 C2.1 C2.2	CIVIL COVER SHEET TOPOGRAPHIC SURVEY SITE GRADING AND DRAINAGE PLAN EROSION AND SEDIMENT CONTROL PLAN EROSION AND SEDIMENT CONTROL PLAN DETAILS
LANDSCAPE L1.1 L1.2 L1.3	LANDSCAPE PLAN IRRIGATION PLAN FUEL MANAGEMENT PLAN
ARCHITECTURAL A100 A110 A140 A200 A210 A300 A400 A401 A402 A403	EXISTING SITE PLAN SITE DEMOLITION PLAN PROPOSED SITE PLAN FLOOR PLAN ROOF PLAN EXTERIOR ELEVATIONS BUILDING SECTIONS SITE PHOTOS RENDERINGS MATERIALS



CONSULTANTS LOGO:



NO.	DATE	REVISIONS
1	09/29/2022	Plan Correction Response
2	09/29/2022	Design Revisions
3	10/19/2022	Planning Hearing Revision

PROJECT TITLE:

BAY VIEW RESIDENCE

2445 BAY VIEW AVE
CARMEL CA 93923

PROJECT NO. 20-0602-0

DATE: 05/02/2022

SHEET TITLE:

SHEET INDEX AND GENERAL INFORMATION

SCALE:

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G001

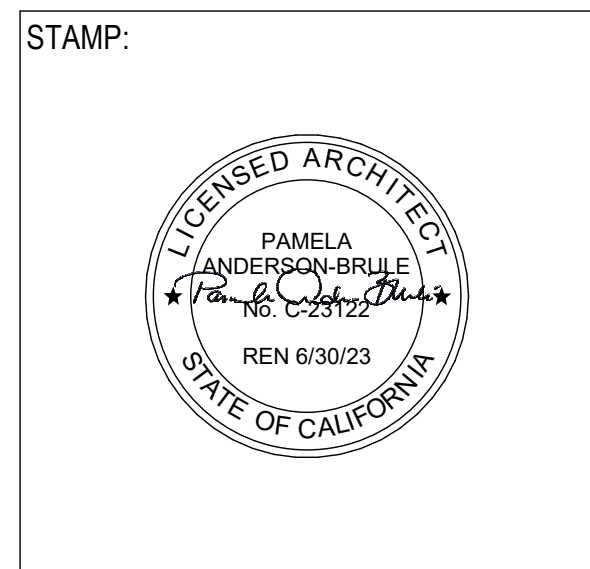
EXISTING SITE PLAN SHEET NOTES

1. SEE SHEET A105 FOR DEMOLITION SITE PLAN
2. SEE SHEET A110 FOR PROPOSED SITE PLAN
3. SEE SHEET G001 FOR PROJECT DATA SUMMARY TABLE



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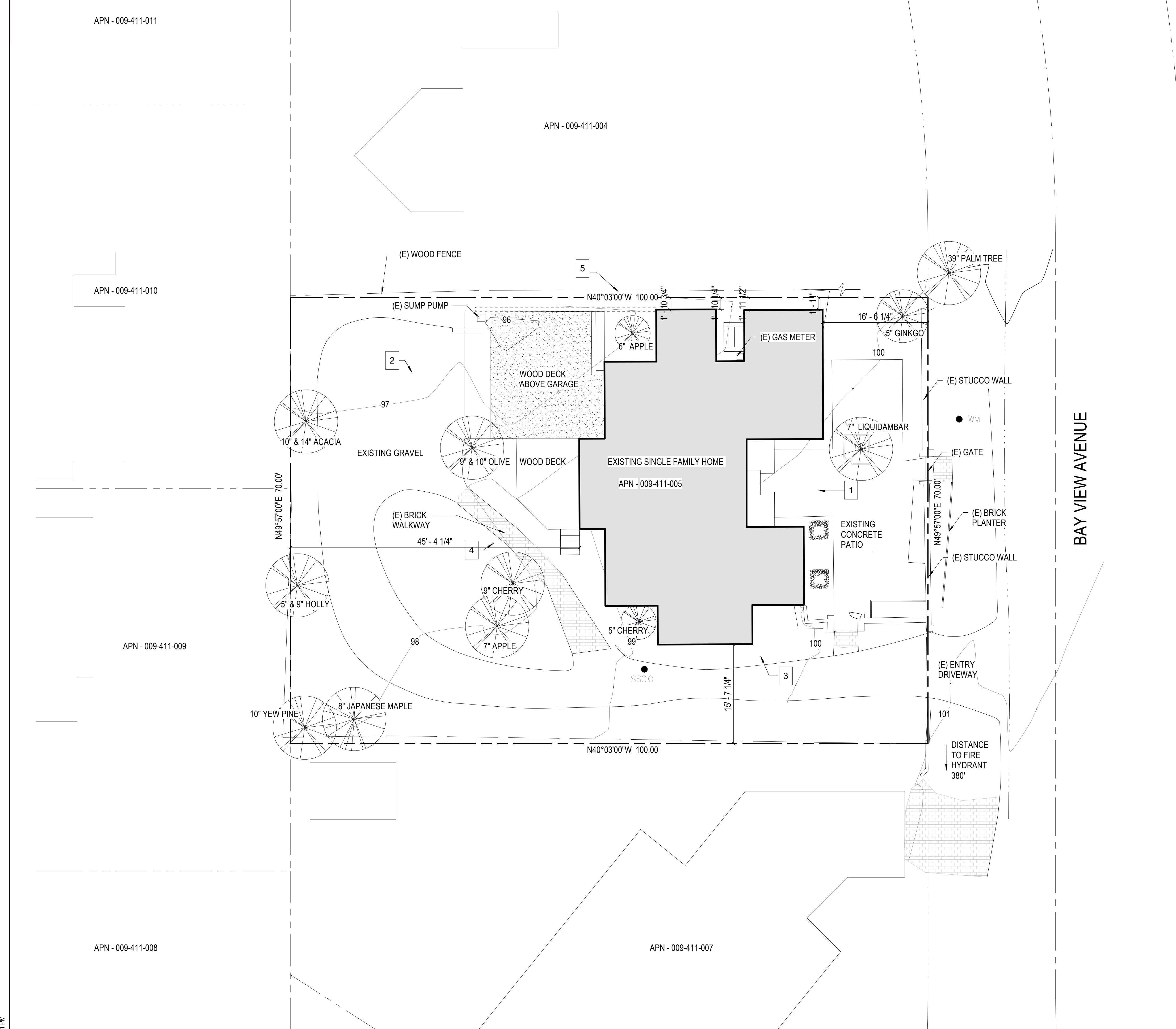
EXISTING SITE PLAN LEGEND

- 3 KEYNOTES INDICATES SITE PHOTOGRAPHS SHOWN ON SHEET A401

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

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

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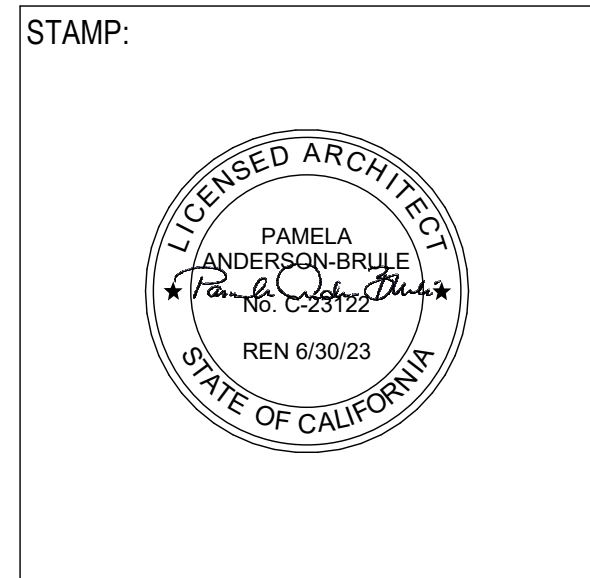
SITE DEMOLITION PLAN SHEET NOTES

- A. SEE SHEET G001 FOR PROJECT SUMMARY DATA TABLE
- B. REMOVE SITE STRUCTURES AND PAVING SHOWN DASHED
- C. REMOVE EXISTING IRRIGATION SYSTEM IF FOUND ON SITE
- D. REMOVE (E) STORM DRAIN CATCH BASINS, AREA DRAINS AND ASSOCIATED SITE DRAINAGE INFRASTRUCTURE NOT USED IN GRADING AND DRAINAGE PLAN. SEE CIVIL DRAWINGS.
- E. SEE ARBORIST REPORT FOR MORE INFORMATION ON TREES



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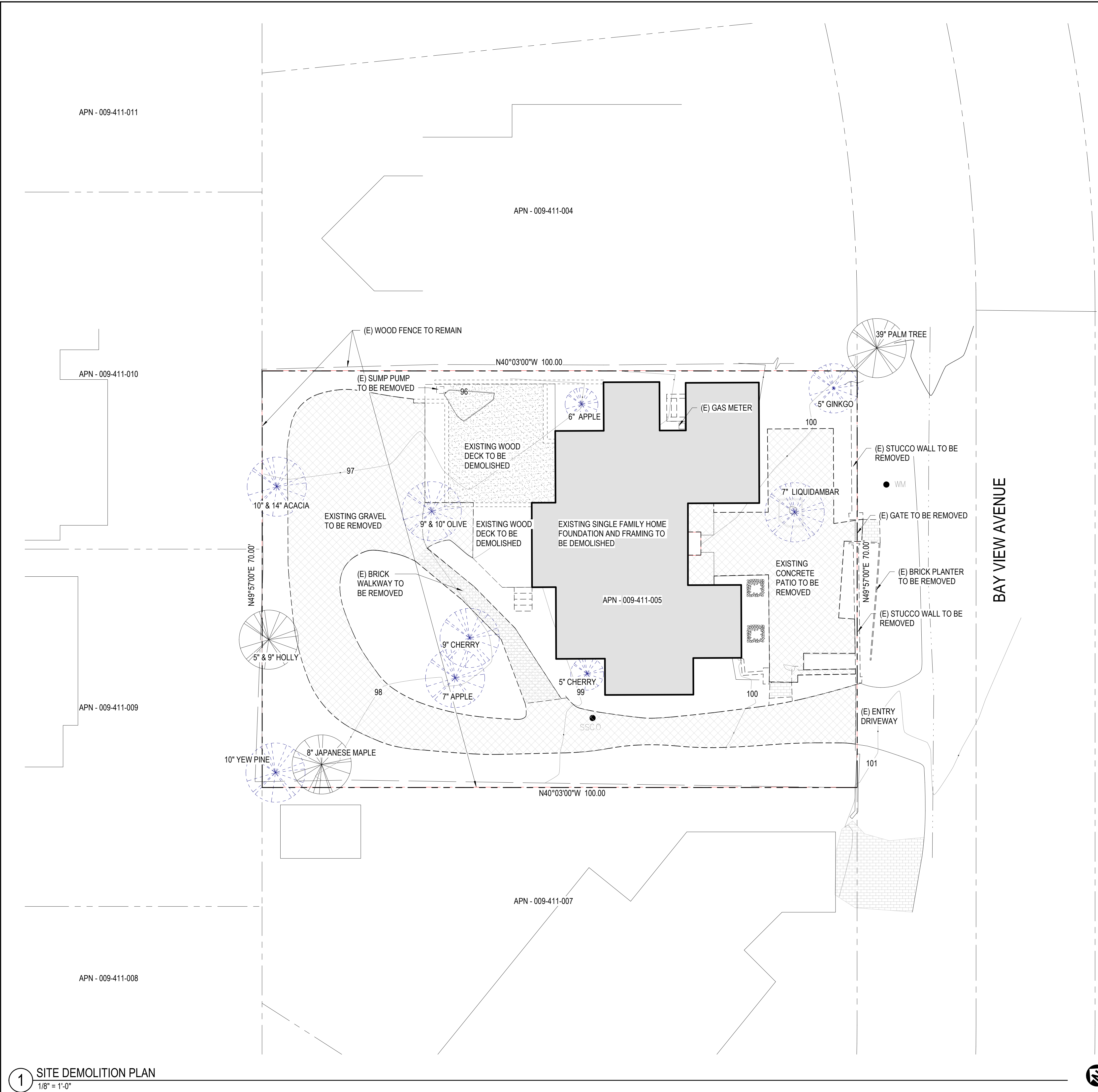
SITE DEMOLITION PLAN LEGEND



SITE DEMOLITION PLAN

SCALE: 1/8" = 1'-0"

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

PROPOSED SITE PLAN SHEET NOTES

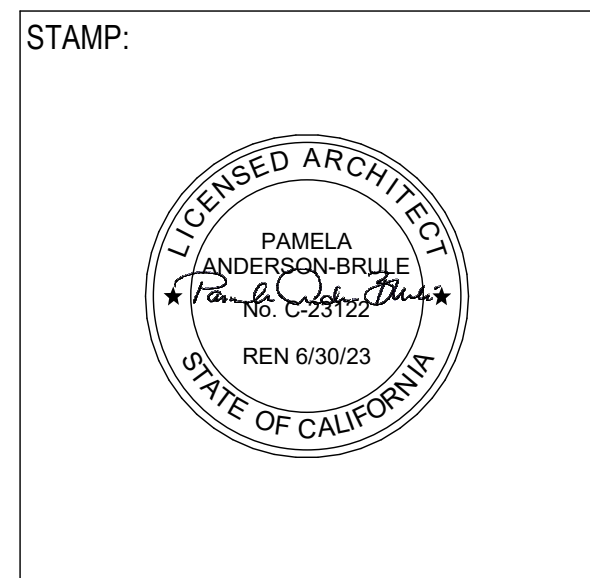
- A. SEE LANDSCAPE PLAN, SHEET L1.1 FOR PROPOSED PLANTING SCHEDULE AND LOCATIONS
- B. MAINTAIN SLOPE AWAY FROM HOUSE AT ALL ADJACENT HARDSCAPE AND LANDSCAPE TYP. UNO
- C. SCD FOR GRADING AND DRAINAGE



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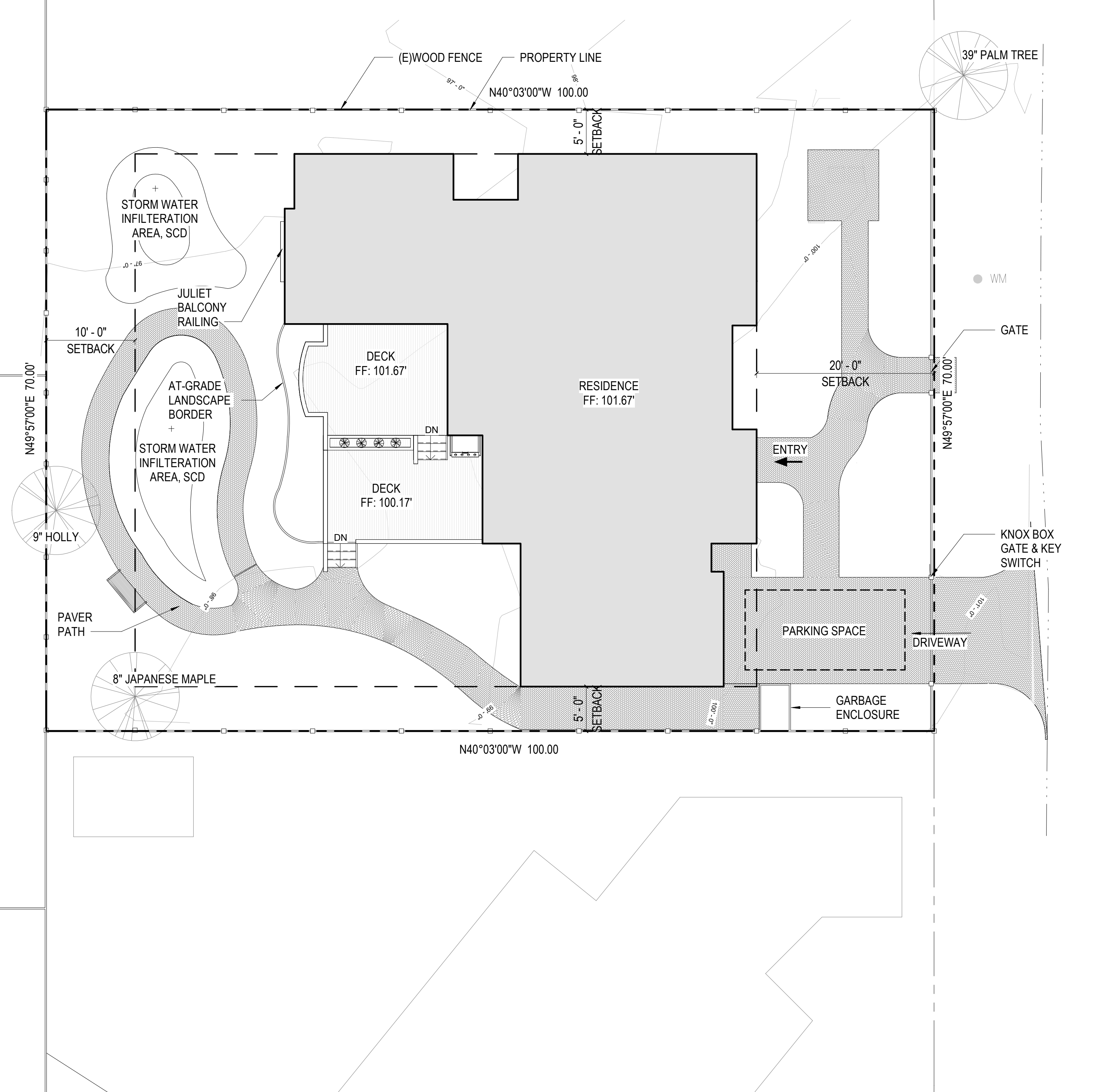
DATE: 05/02/2022

SHEET TITLE:

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

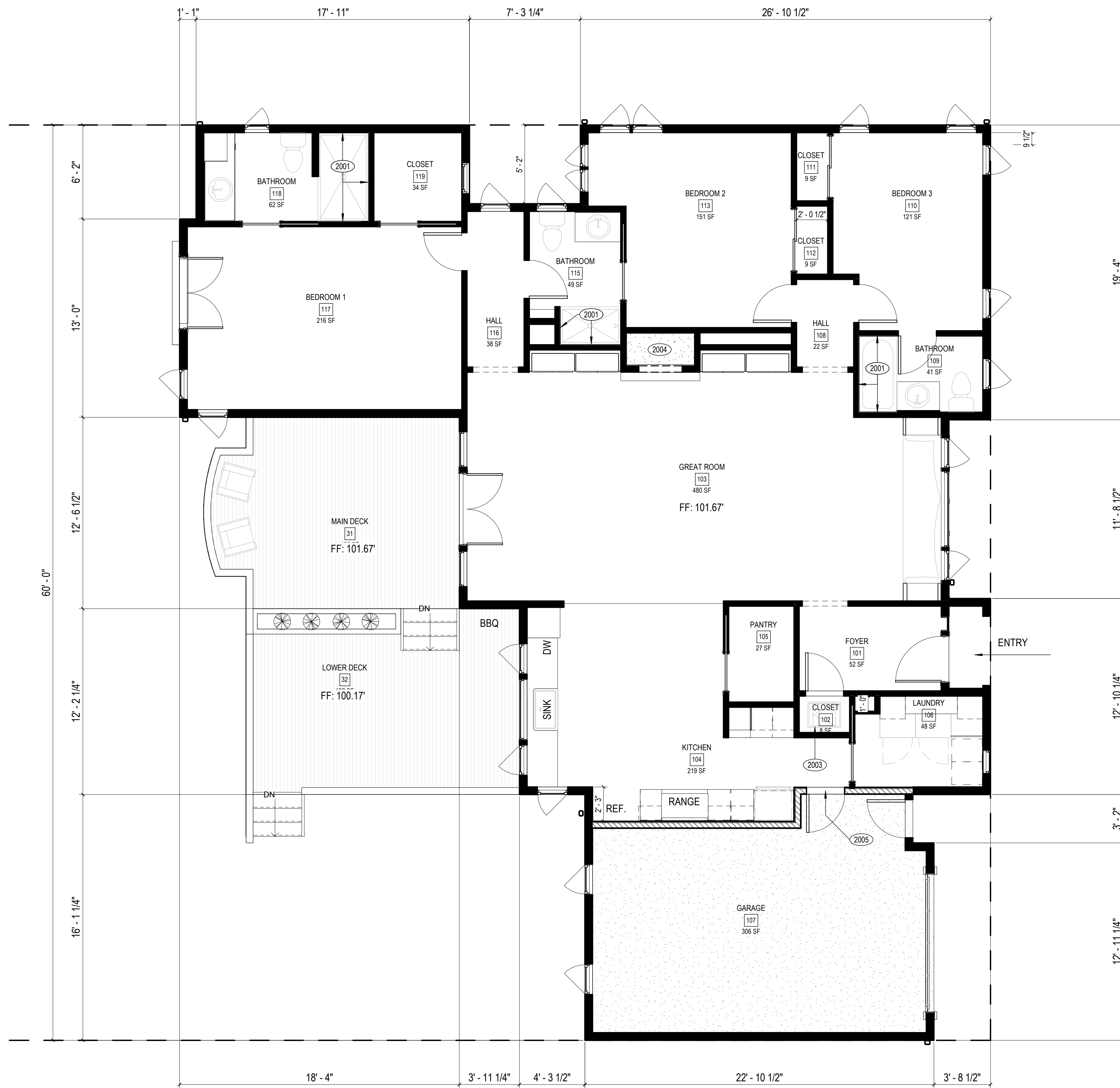
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BAY VIEW AVENUE

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

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FLOOR PLAN SHEET NOTES

- A. ALL ALIGNMENT SHOWN TO FACE OF FINISH, TYP.
- B. WINDOW AND DOOR DIMENSIONS ARE TO ROUGH OPENING. SEE SHEET A600 FOR MORE INFORMATION.
- C. COORDINATE SLAB, FRAMING, AND SUBFLOOR HEIGHTS WITH FINISH MATERIAL THICKNESS; ALIGN FINISH SURFACES, TYP.
- D. FOR INTERIOR ELEVATION CALL OUTS, SEE FINISH PLAN
- E. SEE INTERIOR ELEVATIONS FOR ALL BUILT-IN SHELVING AND CABINETS, TYP. U.N.O.
- F. FOR WALL TYPES, SEE SHEET A700
- G. FOR DOOR, WINDOW, AND SKYLIGHT TYPES, SEE SHEET A600
- H. MAINTAIN 2% SLOPE AWAY FROM BUILDING AT ALL ADJACENT HARDSCAPE AND LANDSCAPE, TYP. SSD
- I. EXTERIOR GLAZED OPENINGS SHALL BE 8%, MIN. OF THE FLOOR AREA OF ALL HABITABLE ROOMS, TYP. PER CRC R303.1
- J. EXTERIOR OPERABLE OPENINGS SHALL BE 4% MIN. OF THE AREA OF ALL HABITABLE ROOMS, TYP. PER CRC R303.1
- K. ALL SHOWERS SHALL HAVE A MIN. FLOOR AREA OF 1024 SQ. INCHES AND MIN. FINISH DIMENSION OF 30" CLEAR IN ANY DIRECTION
- L. PROVIDE MIN. R-21 BATT INSULATION AT ROOF/CEILING CAVITY
- M. VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE.
- N. EXTERIOR LANDINGS SHALL BE LOCATED NO MORE THAN 7.75" BELOW DOOR THRESHOLD PER CRC R311.3.1
- O. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF CAL GREEN SECTION 4.303.1.1 THROUGH 4.303.1.4.4.
- P. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQUIREMENTS OF SECTION 4.303.1.1 THROUGH 4.303.1.4.4, SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
- Q. SEE ELEVATION SHEETS A500 AND A501 FOR APPLIANCE INFORMATION

FLOOR PLAN KEYNOTES

- 2001 INCLUDE BACKING AT APPROPRIATE HEIGHT FOR GRAB BARS AT SHOWERS
- 2003 CRAWLSPACE ACCESS
- 2004 PRE-MANUFACTURED FIREPLACE, ASTRIA FIREPLACES, GEORGIAN 36" SERIES, TESTED AND APPROVED UNDER UL127JULC-3610
- 2005 DOORS OPENING BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20 MINUTE FIRE RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

CRAWL SPACE VENTILATION CALCS

CRAWL SPACE VENTILATION CALCULATIONS			
PER CRC 2019 SECTION R408.1, WITH CLASS 1 VAPOR RETARDER			
LOCATION	AREA (A)	VENTILATION REQUIRED REQ = A/1500	VENTILATION PROVIDED
ZONE 1	1,777 SF	1,777 SF / 1500 X 144 IN/SF = 170 SQ. IN.	(12) FOUNDATION VENTS* X 50.4 SQ. IN. = 604.8 SQ. IN. 1 DOOR LOUVER X 172.8 SQ. IN. = 172.8 SQ. IN.
		REQ. AREA = 170 SQ. IN.	PROVIDED AREA = 777.6 SQ. IN.
VENT AREA BASIS, BY TYPE OF VENTILATION (AREA X 60% FOR REDUCTION IN AIR FLOW)			
14" x 6" FOUNDATION VENT	84 SQ. IN. X 60% = 50.4 SQ. IN.		
24" x 12" DOOR LOUVER	288 SQ. IN. X 60% = 172.8 SQ. IN.		
* VENTS SHALL BE PLACED CLOSE TO CORNERS, EVENLY DISTRIBUTED AND ARRANGED TO PROVIDE CROSS VENTILATION. [CRC R408.1]			

FLOOR PLAN LEGEND

1-HOUR RATED WALLS

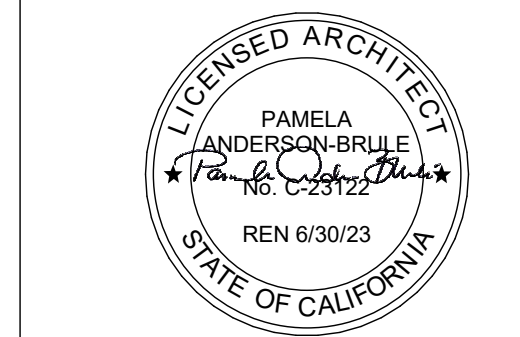


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PROJECT NO. 20-0602-0

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SHEET TITLE:

FLOOR PLAN

SCALE: As indicated

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A200

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1 FINISH FLOOR PLAN
1/4" = 1'-0"





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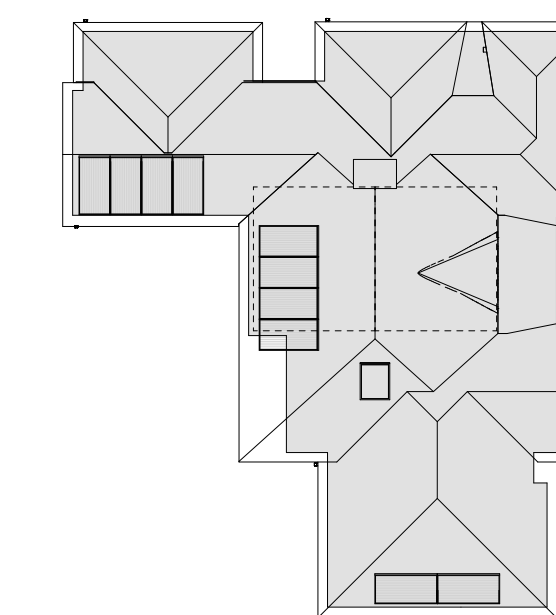
ROOF PLAN SHEET NOTES

- A. SLOPE OF ROOF SHALL BE 4" : 12", U.N.O.
- B. COORDINATE WITH DESIGN BUILD CONTRACTOR FOR MECHANICAL AND PLUMBING VENT, TERMINATION, FINISH, AND COLOR TO MATCH ROOF FINISH; WHERE POSSIBLE, GANG MULTIPLE VENTS TOGETHER FOR (1) ROOF PENETRATION; LOCATE TERMINATIONS 10'-0" MIN. FROM OR 3'-0" MIN. ABOVE ANY OPERABLE DOOR, WINDOW, SKYLIGHT, OR AIR INTAKE PER 2016 CPC; LOCATER TERMINATION AS FAR FROM EDGE OF ROOF AS PRACTICAL.
- C. COORDINATE ALL RAINWATER LEADER LOCATIONS WITH THOSE SHOWN ON EXTERIOR ELEVATIONS, AND SCD
- D. ALL ROOFING SHALL BE ASPHALT COMPOSITION SHINGLE, U.N.O
- E. SEE DETAILS FOR PLUMBING VENT FLASHING PENETRATION.
- F. EXTERIOR OPENINGS FOR ATTIC VENTILATION HAVING A LEAST DIMENSION GREATER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL, OR SIMILAR MATERIAL, PER CBC 2013 SECT. 1203.1 COMPOSITE SHINGLE ROOF, TYP.
- G.

ROOF PLAN KEYNOTES

- 2102 CHIMNEY, SEE DETAIL 3/A720. NOTE THAT CHIMNEY SHALL TERMINATE AT LEAST 3 FEET ABOVE THE ROOF AND 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN A (CMC 802.5.2.2: CRC R1003.0)
- 2104 CURVED METAL ROOF
- 2106 DOWNSPOUT, TYP.
- 2107 BUILT UP ROOFING

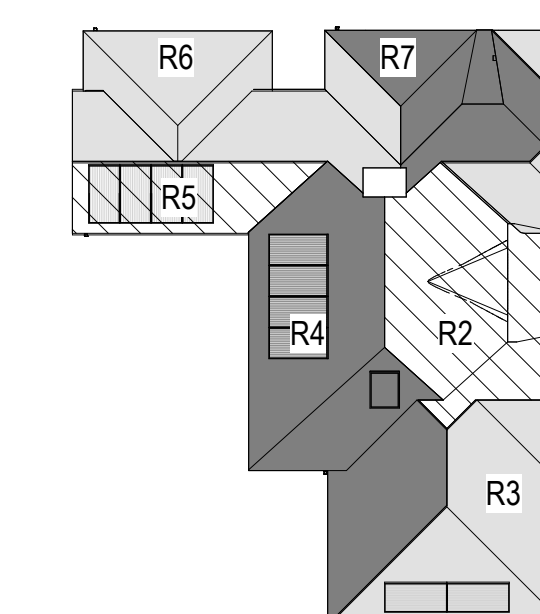
ROOF VENTILATION CALCULATIONS



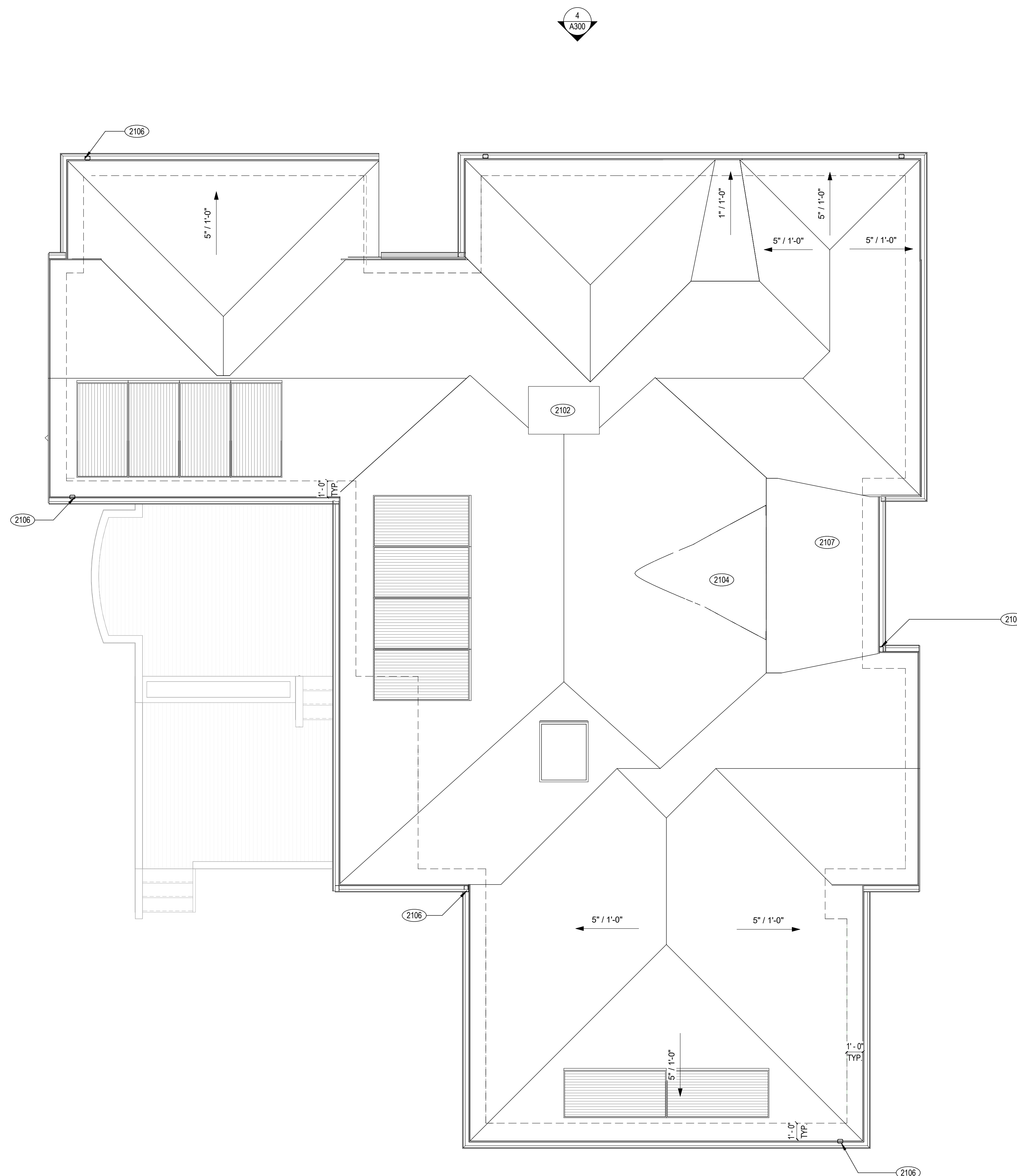
NOTE: DASHED LINE INDICATED SLOPED CEILING

ROOF VENTILATION CALCULATIONS			
PER CBC 1203.2, EXCEPTION 2			
LOCATION	AREA (A)	VENTILATION REQUIRED	VENTILATION PROVIDED
ZONE 1	2118 SF	2118 SF / 300 X 144 IN/SF = 1017 SQ.IN. REQ.	EAVE VENT: 9.4 SQ.IN. X 31 BAYS = 291.4 SQ.IN. LOW-PROFILE VENT: 40 SQ.IN. X 6 UNITS = 240 SQ.IN. RIDGE VENT: 13.5 SQ.IN. X (8'-3" + 17" + 19'-8" + 57") = 1375.9 SQ.IN. TOTAL PROVIDED VENT. = 1907.3 SQ.IN.
NOTE: NOT LESS THAN 20% (215.78 SQ.IN.) AND NOT MORE THAN 50% (539.46 SQ.IN.) REQ. VENTING TO BE AT EAVE, WITH REMAINING REQUIREMENT TO BE 3' MIN. ABOVE EAVE			
VENT AREA BASIS, BY TYPE OF VENTILATION			
EAVE VENT	(3) X 2" DIA. HOLE = 9.4 SQ.IN. PER BLOCK		
LOW-PROFILE VENT	40 SQ.IN. PER UNIT		
RIDGE VENT	13.5 SQ.IN. PER LINEAR FOOT OF RIDGE		

ROOF DRAINAGE CALCULATIONS



ROOF DRAINAGE CALCULATIONS			
LOCATION	AREA	AREA x 1.05	DOWNSPOUT REQUIRED (AREA/330)
R1	190	200	1.06 SQ. IN.
R2	418	439	1.33 SQ. IN.
R3	390	410	1.24 SQ. IN.
R4	595	625	1.89 SQ. IN.
R5	168	176	0.53 SQ. IN.
R6	403	423	1.28 SQ. IN.
R7	229	241	0.84 SQ. IN.
DOWNSPOUT PROVIDED AT EACH LOCATION: 12 SQ. IN.			

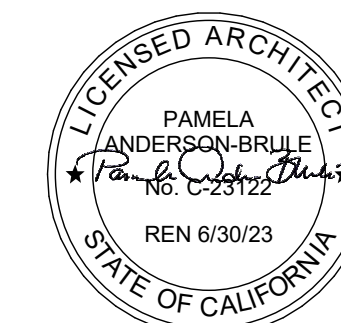


1 ROOF PLAN

1/4" = 1'-0"

10/19/2022 5:07:24 PM

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1	09/29/2022	Plan Correction Response
2	09/29/2022	Design Revisions
3	10/19/2022	Planning Hearing Revision

PROJECT TITLE:

BAY VIEW RESIDENCE

2445 BAY VIEW AVE
CARMEL CA 93923

PROJECT NO. 20-0602-0

DATE: 05/02/2022

SHEET TITLE:

ROOF PLAN

SCALE: As indicated

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A210



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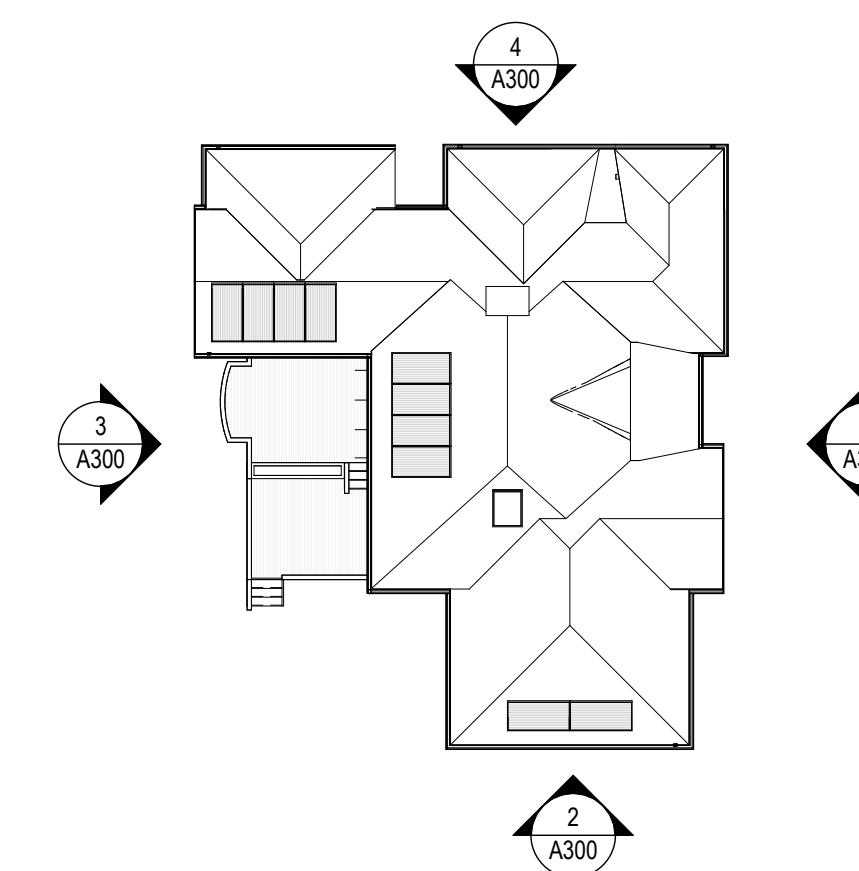
EXTERIOR ELEVATION SHEET NOTES

- A. SEE REFLECTED CEILING PLAN FOR LIGHTING
- B. FASCIA, GUTTERS, AND ROOF FLASHING TO BE PAINTED.
- C. INTEGRAL STUCCO EXTERIOR FINISH TO BE COORDINATED.

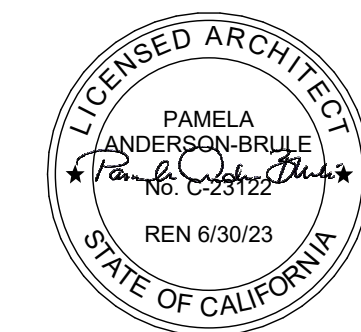
EXTERIOR ELEVATION KEYNOTES

- 3001 RAILING MATERIAL - WOOD TOPPED CABLE RAIL
- 3002 DECORATIVE TILE INSERTS
- 3003 CEMENT PLASTER, COLOR - LIGHT TAN
- 3004 ALUMINUM CLAD (EXTERIOR) WOOD (INTERIOR) WINDOWS
- 3005 PAINTED WOOD DOOR
- 3006 GUTTER - PAINTED
- 3007 DOWNSPOUT - PAINTED
- 3008 COMPOSITION SHINGLE ROOF
- 3009 THIN VENEER STONE
- 3012 GARAGE DOOR
- 3013 WOOD FENCE AT PROPERTY LINE
- 3014 CRAWL SPACE ACCESS
- 3015 PLANTER BOX

KEY PLAN



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EXTERIOR ELEVATIONS

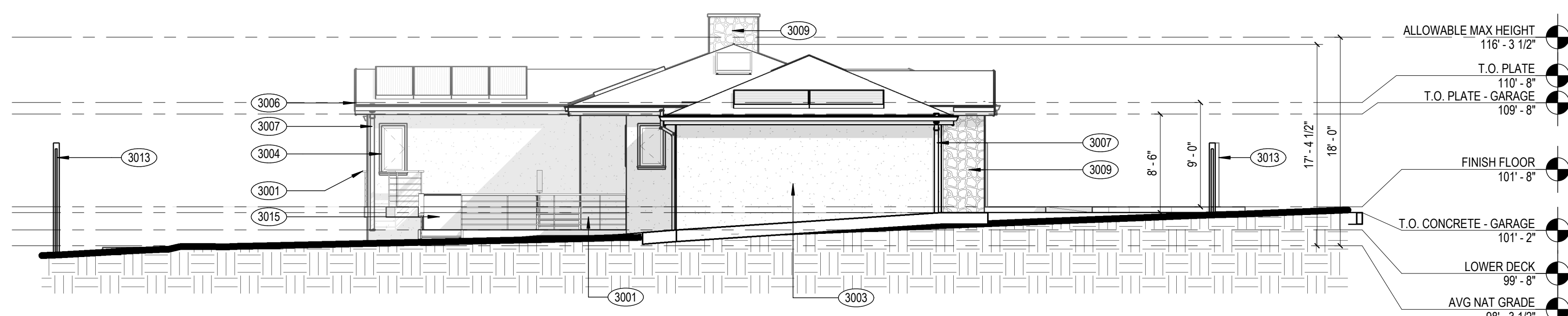
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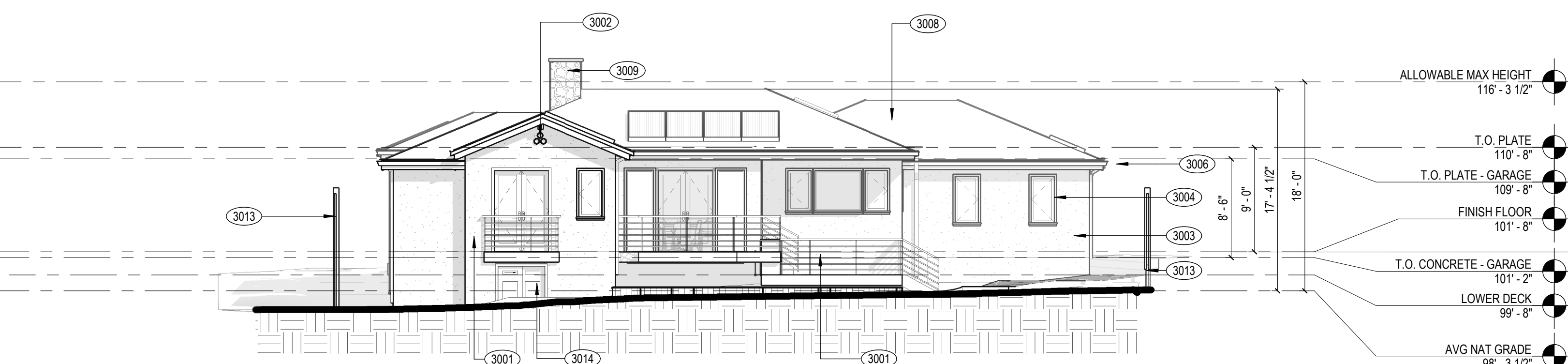
A300



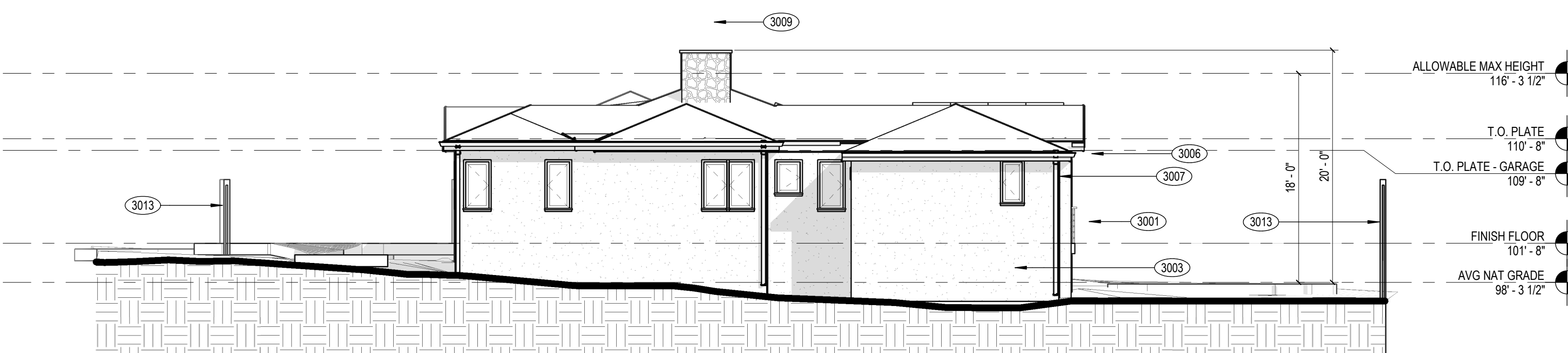
1 EAST
1/8" = 1'-0"



2 SOUTH
1/8" = 1'-0"



3 WEST
1/8" = 1'-0"



4 NORTH
1/8" = 1'-0"



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BUILDING SECTION SHEET NOTES

BUILDING SECTION KEYNOTES

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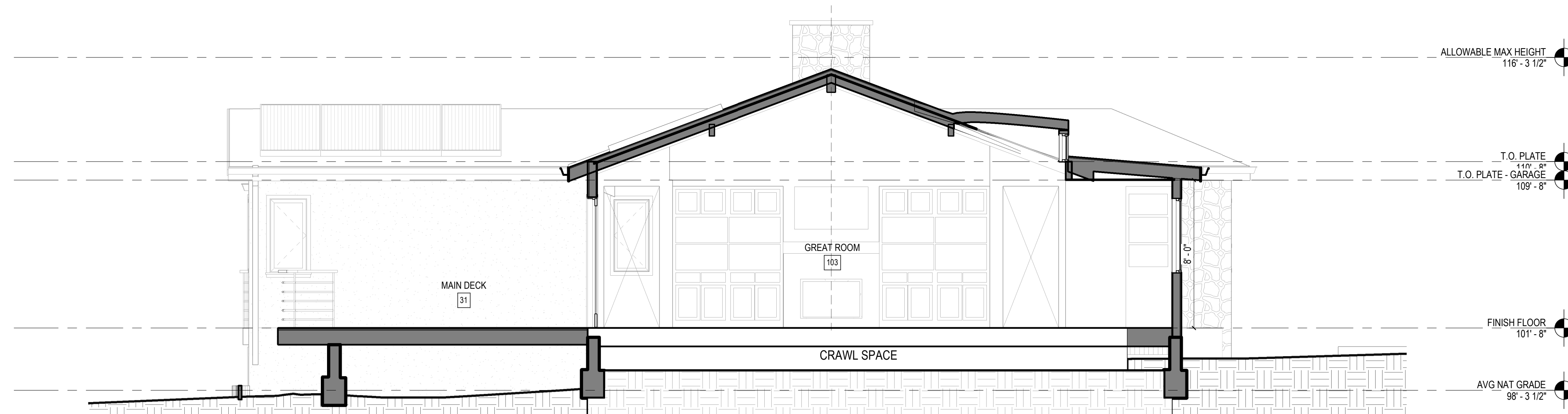
SHEET TITLE:

BUILDING SECTIONS

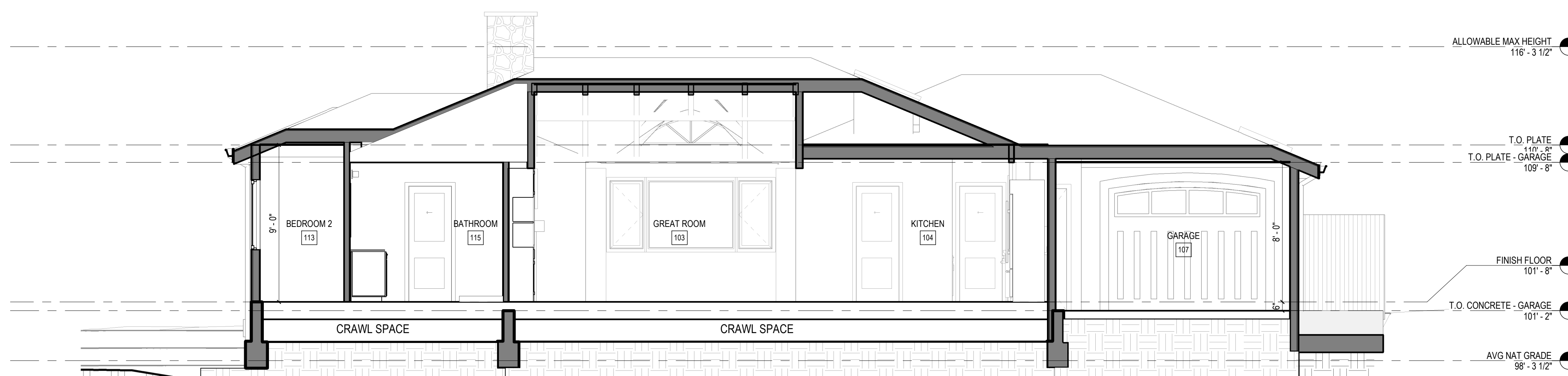
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A400

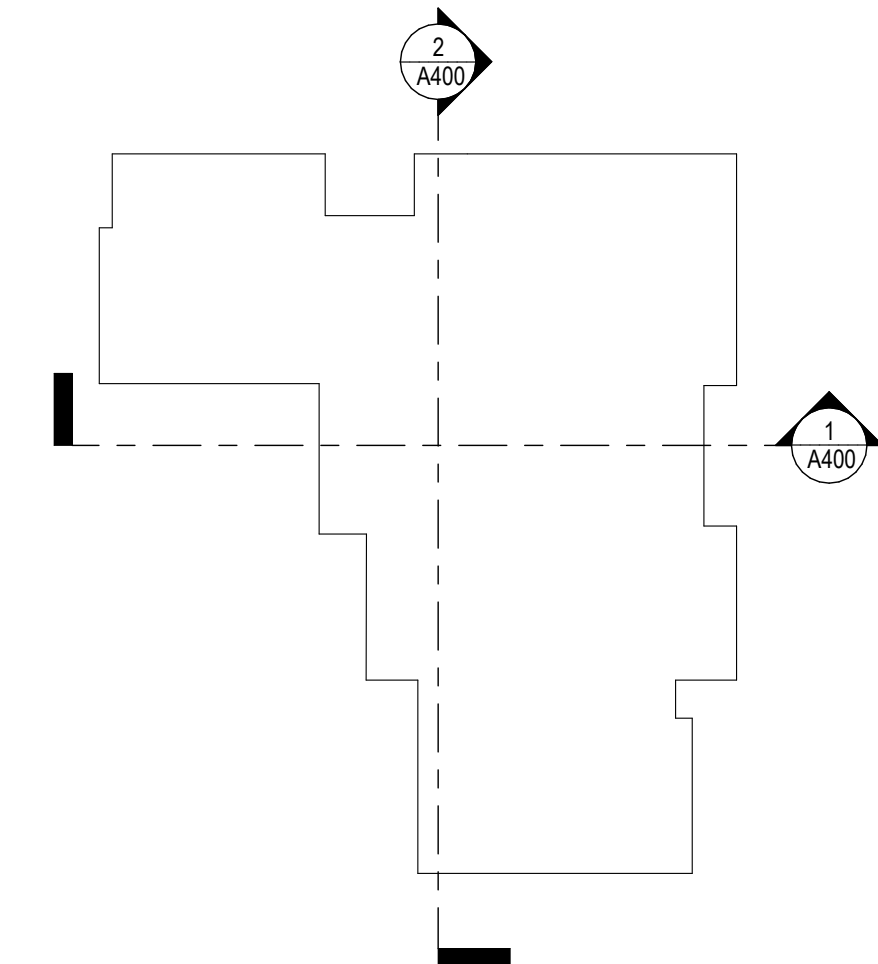


1 LONGITUDINAL SECTION
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

BUILDING SECTION KEYPLAN





1 SOUTH ELEVATION - ENTRY TO SITE



2 NORTH ELEVATION - BACKYARD



3 EAST CORNER ELEVATION



4 WEST SIDE OF HOUSE



5 NORTH ELEVATION - BACKYARD

NOTE - THE NUMBERS ON THE PHOTOS TAKEN ARE LOCATED ON A100 - EXISTING SITE PLAN



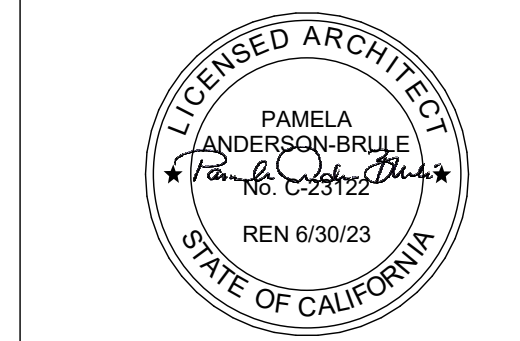
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PROJECT TITLE:

BAY VIEW RESIDENCE

2445 BAY VIEW AVE
CARMEL CA 93923

PROJECT NO. 20-0602-0

DATE: 10/25/2021

SHEET TITLE:

SITE PHOTOS

SCALE:

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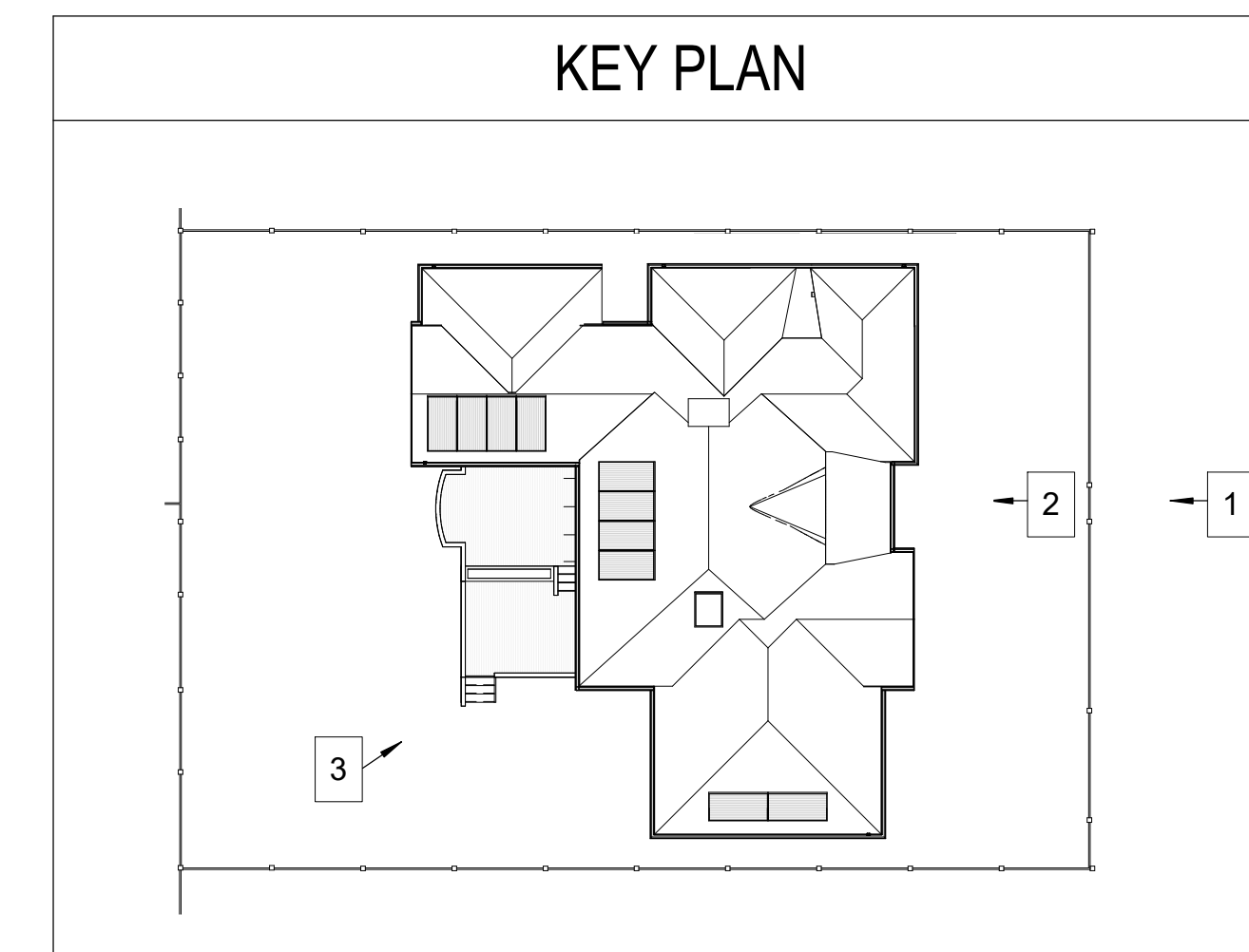
1 VIEW FROM BAY VIEW AVENUE



2 VIEW OF FRONT ENTRY BEYOND FENCE



3 VIEW OF BACKYARD DECK



EXTERIOR MATERIAL NOTES

- A. SEE SHEET L1.1 FOR PLANTING MATERIAL
- B. PERIMETER FENCING AND ENTRY GATES - WOOD
- C. EXTERIOR HARDSCAPE - LIGHT GREY PAVERS
- D. FEATURE WALL - CARMEL STONE-LIKE VENEER
- E. INTEGRAL PLASTER - LIGHT TAN
- F. ROOF - COMPOSITE SHINGLE - DARK GREY
- G. ROOF FASCIA - WOOD - DARK BRONZE
- H. GUTTERS AND DOWNSPOUTS - VINYL - DARK BRONZE
- I. CHIMNEY - CARMEL STONE-LIKE VENEER
- J. RAILING - CABLE RAIL WITH STAINED WOOD TOP RAIL
- K. GLAZING - ALUMINUM FRAME - DARK BRONZE
- L. DOORS - ALUMINUM FRAME - DARK BRONZE
- M. FRONT ENTRY DOOR - STAINED WOOD / WOOD COMPOSITE
- N. GARAGE DOOR - STAINED WOOD / WOOD COMPOSITE

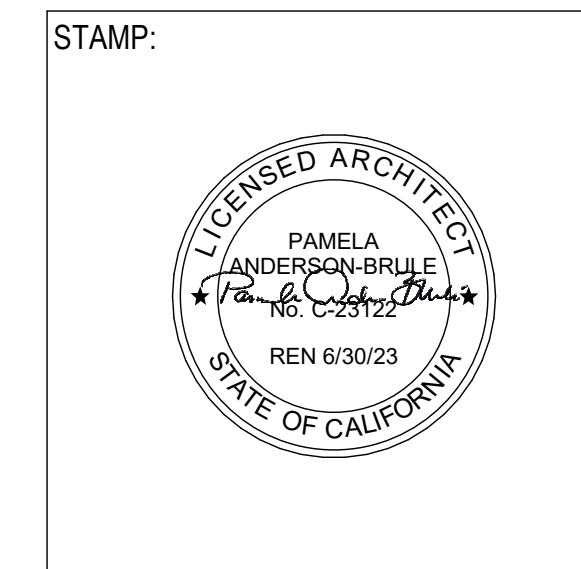


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**BAY VIEW
RESIDENCE**
2445 BAY VIEW AVE
CARMEL CA 93923

PROJECT NO. 20-0602-0

DATE: 10/25/2021

SHEET TITLE:

RENDERINGS

SCALE: As indicated

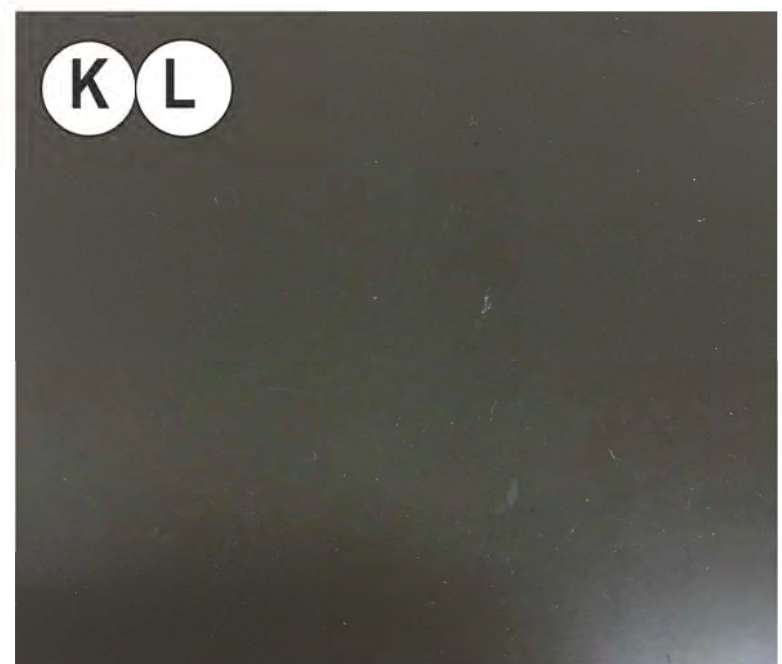
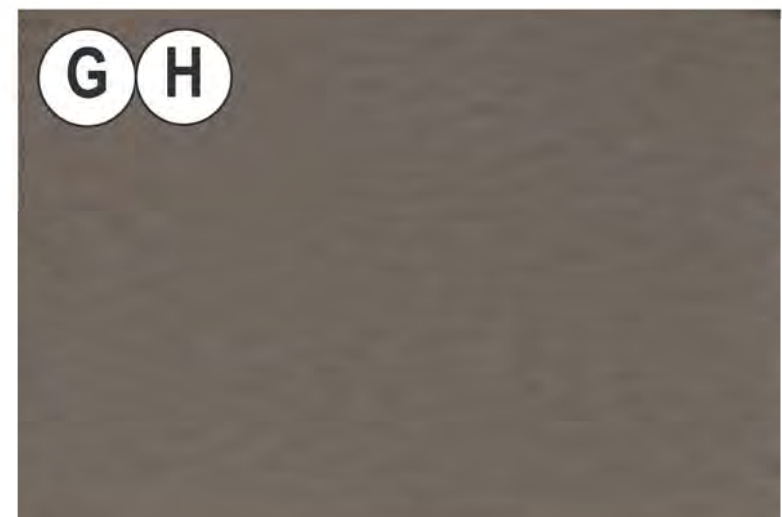
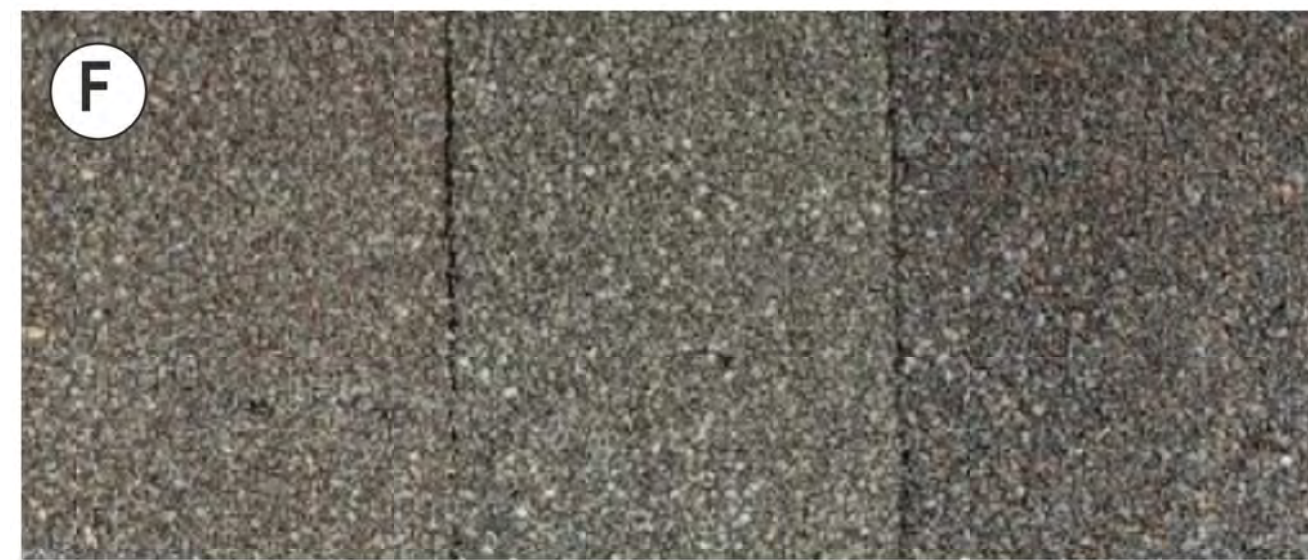
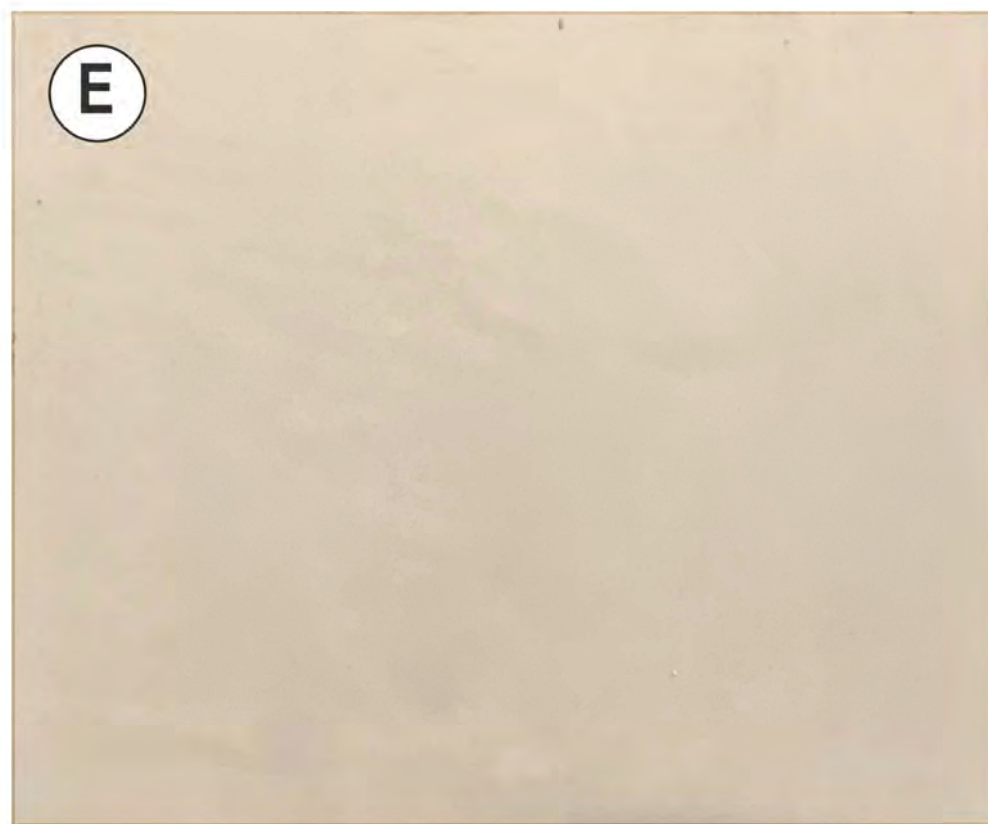
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1 VIEW OF BACKYARD DECK



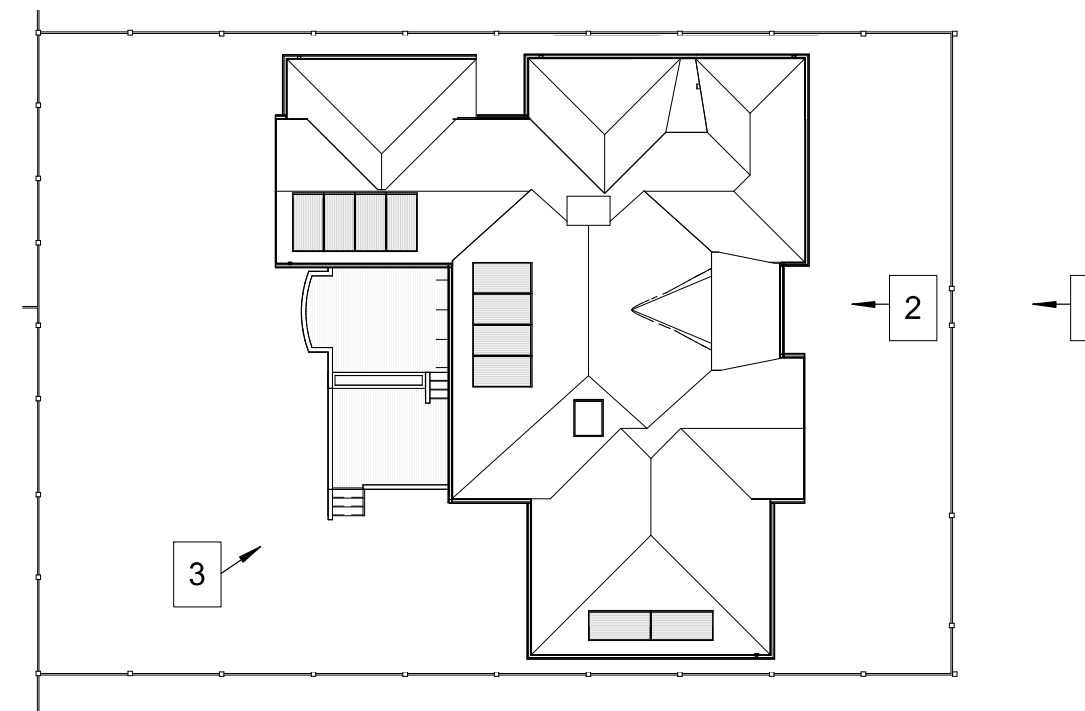
2 VIEW OF FRONT ENTRY BEYOND FENCE



3 VIEW FROM BAY VIEW AVENUE

MATERIALS LEGEND

- A. SEE SHEET L.1.1 FOR PLANTING MATERIAL
- B. PERIMETER FENCING AND ENTRY GATES - WOOD
- C. EXTERIOR HARDSCAPE - LIGHT GREY PAVERS
- D. FEATURE WALL - CARMEL STONE-LIKE VENEER
- E. INTEGRAL PLASTER - LIGHT TAN
- F. ROOF - COMPOSITE SHINGLE - DARK GREY
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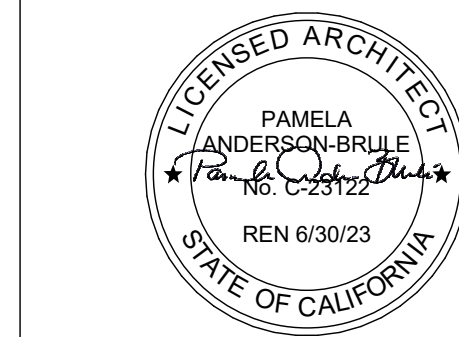


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MATERIALS

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