

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

In the matter of the application of:

Adrienne S. Herman TR (PLN150665)

RESOLUTION NO. 16-022

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per section 15303 (a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 772-square-foot single-family dwelling and attached garage and the construction of a 2,332-square-foot one-story single-family dwelling with attached 440-square-foot carport; and, 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17").

subject to 19 conditions of approval

[PLN150665, Adrienne S. Herman TR, 24982 Valley Way, Carmel, Carmel Area Land Use Plan (APN: 009-151-008-000)]

The Adrienne S. Herman TR application came on for public hearing before the Monterey County Zoning Administrator on July 14, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The application for a Combined Development Permit was submitted on January 16, 2015. The initial submittal was deemed complete on March 16, 2015, pending receipt of updated biological and forest management plans for the environmental determination. The updated technical reports were submitted on April 19, 2016. During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan;

- Monterey County Coastal Implementation Plan Part 4;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist.

- b) The parcel is zoned “MDR/2-D (CZ)” [Medium Density Residential, 2 acres per unit with a Design Control Overlay in the Coastal Zone], which allows the establishment of a single-family dwelling and removal of protected trees subject to the approval of a Coastal Administrative Permit, Coastal Development Permit for tree removal, and Design Approval. Therefore, the project is an allowed land use for this site subject to approval of these entitlements.
- c) The project planner conducted a site inspection on April 22, 2016, and verified that the project on the subject parcel conforms to the attached plans.
- d) The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because it is subject to review by the Zoning Administrator. The project was reviewed by the LUAC on May 16, 2016. The LUAC recommended approval of the project by a vote of 3-0 (**Exhibit C**) with a comment voicing concern regarding a small “clump” of oak trees near the carport. However, the LUAC was informed that the subject “clump” of trees is not proposed to be removed and will be subject to tree protection measures as required by Condition No. 5.
- e) The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. There are no known violations on the subject parcel.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150665.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Arboreal, Archaeological, and Architectural/Historical Resources. The following reports have been prepared:
 - “Construction impact assessment for trees located at 24982 Valley Way, Carmel” (LIB160117) prepared by Rob Thompson,

Monterey, CA, March 12, 2016.

- "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-151-008-000" (LIB160116) prepared by Susan Morley, M.A., Carmel, CA, November 2015.
- "Phase One Historic Assessment for 24982 Valley Way, Carmel, CA" (LIB160118) prepared by Seth A. Bergstein, Pacific Grove, CA, December 3, 2015.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Necessary public facilities are available. Water will be provided by Cal-Am Water and sewer will be provided by Carmel Area Wastewater District.

3. **FINDING:**

TREE REMOVAL – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Land Use Plan and the associated Coastal Implementation Plan.

EVIDENCE:

- a) The project includes application for the removal of three (3) trees. In accordance with the applicable policies of the Carmel Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
- b) The Carmel Coastal Implementation Plan, Section 20.146.060.D.3 (Forest Resources), requires that tree removal be limited to only that which is necessary for the proposed development and when considering proposed development projects, siting and design is required to minimize to the extent feasible the removal of trees. These trees are located within the proposed building with the outer perimeter of the footprint. As evidenced by the site plan, the size of the proposed residence is not excessive and is proposed within the most open portion of the parcel, utilizing the area disturbed by the establishment of the existing residence. The project has been designed to minimize tree removal and maximize protection of remaining trees (Condition No. 5). The building site was chosen to utilize the existing driveway, which avoids additional tree removal. The tree density within the proposed building area is lower than the rest of the property. Based on site review of existing vegetation and topography, the proposed tree removal for the construction of the residence is reasonable and the minimum amount necessary. A Construction Impact Assessment was prepared by Thompson Wildland Management (LIB160117) and concluded that the residence has been sited to minimize impacts to trees.
- c) The Carmel Coastal Implementation Plan, Section 20.146.060.D.6 (Forest Resources), requires 1:1 replacement of native trees over 12 inches in diameter. Based on the circumstances, the arborist has recommended on-site replacement at a 1:1 ratio (Condition No. 11).

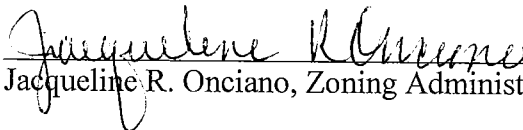
- d) The tree removal will not involve a risk of adverse environmental impacts. No significant impacts to the forest are anticipated due to the relatively small amount of area that will be occupied by the development. A condition for protection of the surrounding trees has been incorporated and will aid in the protection of the remaining trees (Condition No. 5). No significant long-term effects to the forest ecosystem are anticipated.
4. **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 Local Coastal Program requires public access (Figure 3 in the Carmel Land Use Plan).
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of one single-family dwelling in a residential zoning district.
- b) The project consists of the construction of the first single-family dwelling on residentially zoned parcel; and therefore qualifies under a Class 3 categorical exemption.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, or development located near or within view of a scenic highway. Therefore, although the parcel is located within a sensitive area, there are no unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is not subject to appeal by/to the Coastal Commission because the application involves development that is permitted in the underlying zone.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 772-square-foot single-family dwelling and attached garage and the construction of a 2,332-square-foot one-story single-family dwelling with attached 440-square-foot carport, 641 square foot uncovered patio; and, 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17"), in general conformance with the attached plan and subject to the attached 19 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of July 2016, upon the motion of:


Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **JULY 21, 2016**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUGUST 1, 2016**.

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services' office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN150665

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN150665) allows the demolition of a 772 square foot single family dwelling and attached garage and the construction of a 2,332 square foot one-story single family dwelling with attached 440 square foot carport, 641 square foot uncovered patio, 3,000 gallon underground rain water storage tank and the removal of three (3) Coast Live Oak trees (6", 14" & 17"). Materials and colors: Cedar siding with grey-green stain, corten-rust red siding, and brown and copper trim. 24982 Valley Way, Carmel (Assessor's Parcel Number 009-151-008-000), Carmel Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

"A Combined Development Permit (Resolution Number 16-022) was approved by the Zoning Administrator for Assessor's Parcel Number 009-151-008-000 on July 14, 2016. The permit was granted subject to nineteen (19) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

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

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

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

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. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on June 30, 2019, unless use of the property or actual construction has begun within this period.
(RMA-Planning).

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1

Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

12. 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. (RMA - 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 RMA-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.

13. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

17. STORMWATER CONTROL PLAN (PR1)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Control Plan addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Plan with supporting calculations, to RMA-Environmental Services for review and approval.

18. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

19. PWSP01 - NON-STANDARD ENCROACHMENT

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Resource Management Agency for the removal of the existing fence and, as applicable, relocate a new fence outside the limits of the public right-of-way and construct a standard driveway connection to Valley Way.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from the Resource Management Agency. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.



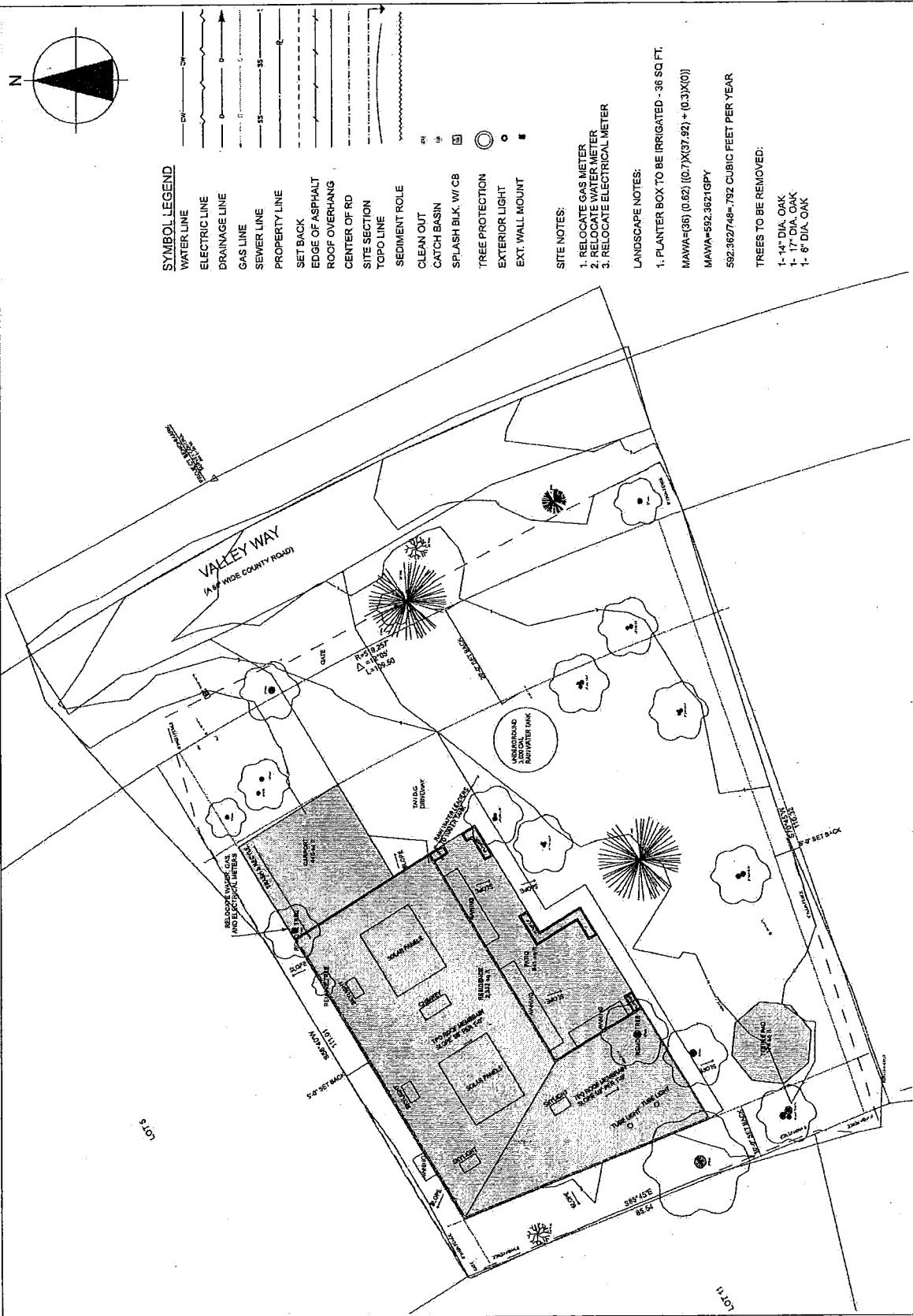
Monterey design, Inc.
24982 Valley Way
Carmel, CA 95008
Tel: 831.901.5501
Fax: 831.901.5502

HERMAN / ELMORE / MONTROYA
24982 VALLEY WAY
CARMEL, CA
95008-161-008
(831) 601-5501

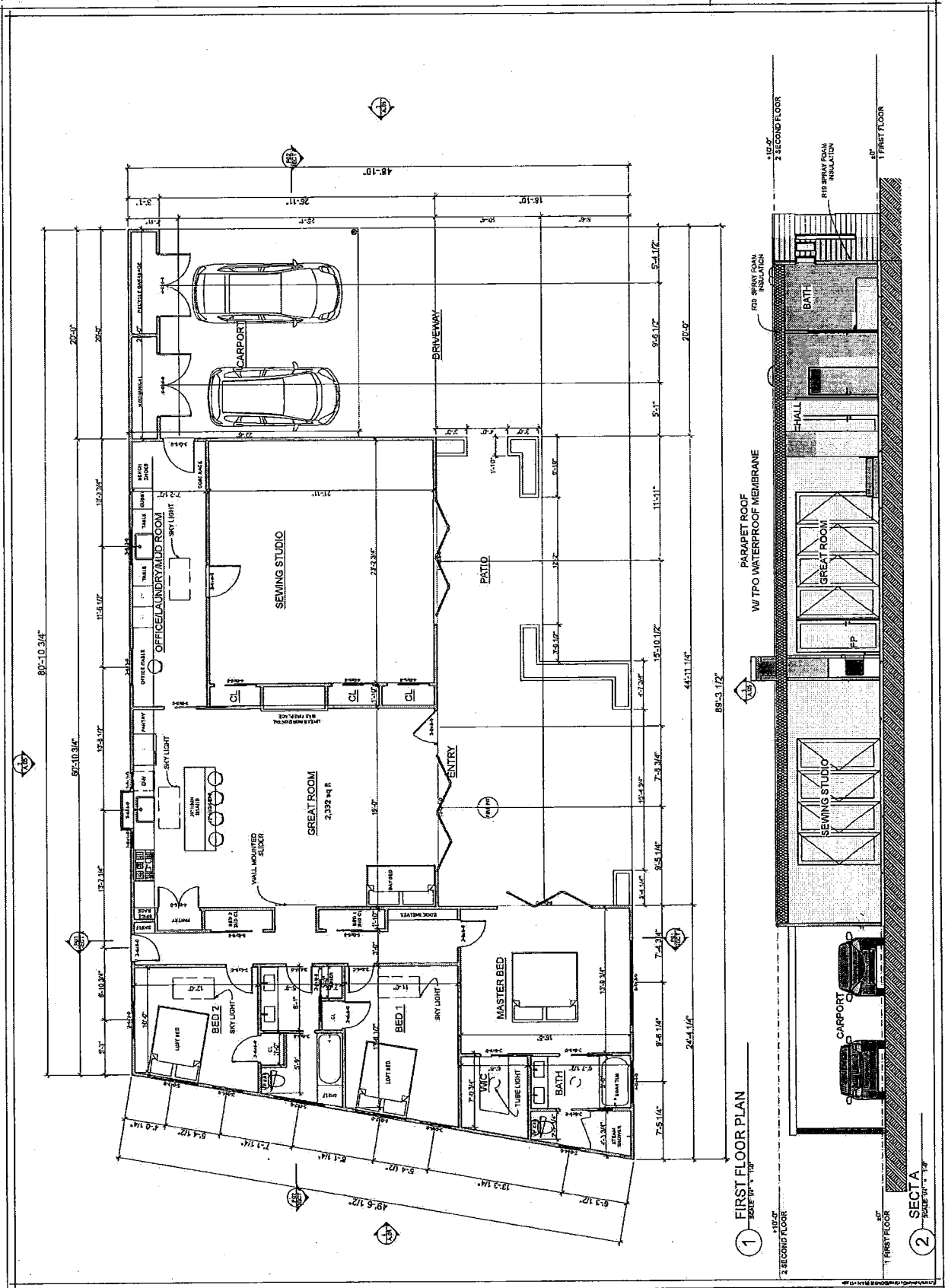
PROPOSED
SITE / ROOF / DRAINAGE / LANDSCAPE PLAN

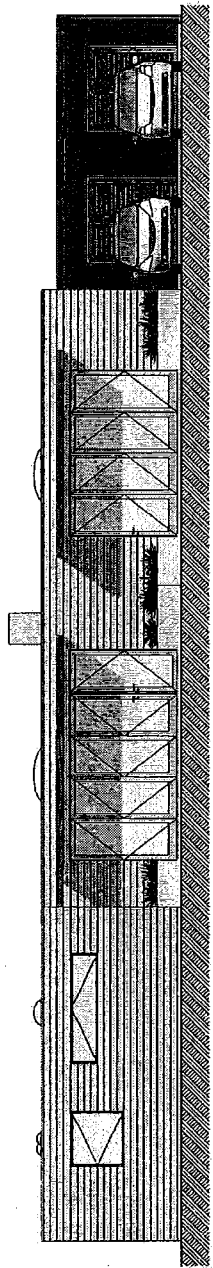
DATE OF ISSUE ***
DATE ***
DRAWN ***

A.03

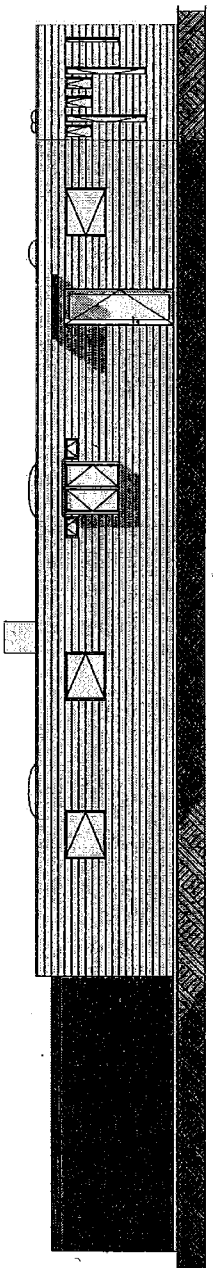


3 PROPOSED SITE PLAN
SCALE 1/8\"/>

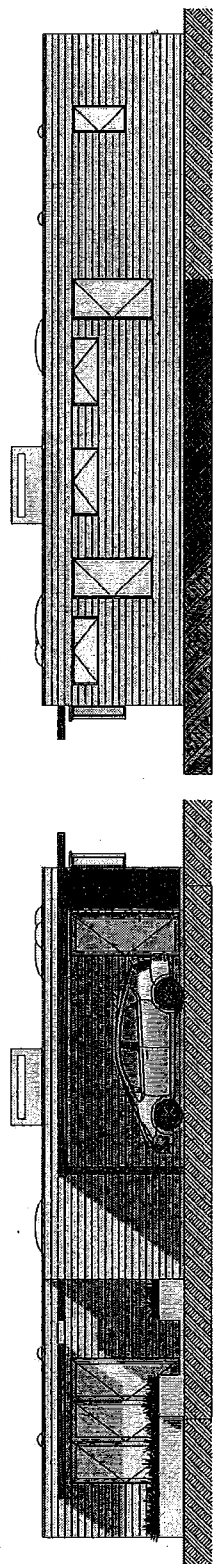




1 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

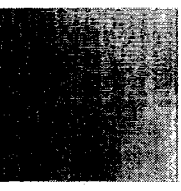


2 NORTH ELEVATION
 SCALE 1/4" = 1'-0"

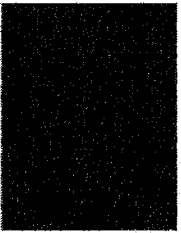


4 WEST ELEVATION
 SCALE 1/4" = 1'-0"

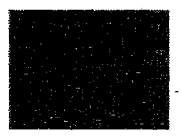
3 EAST ELEVATION
 SCALE 1/4" = 1'-0"



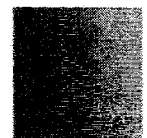
9 CEDAR W/ GREEN STAIN
 SCALE 1/4" = 1'-0"



7 CORTEN RUST RED SIDING
 SCALE 1/4" = 1'-0"



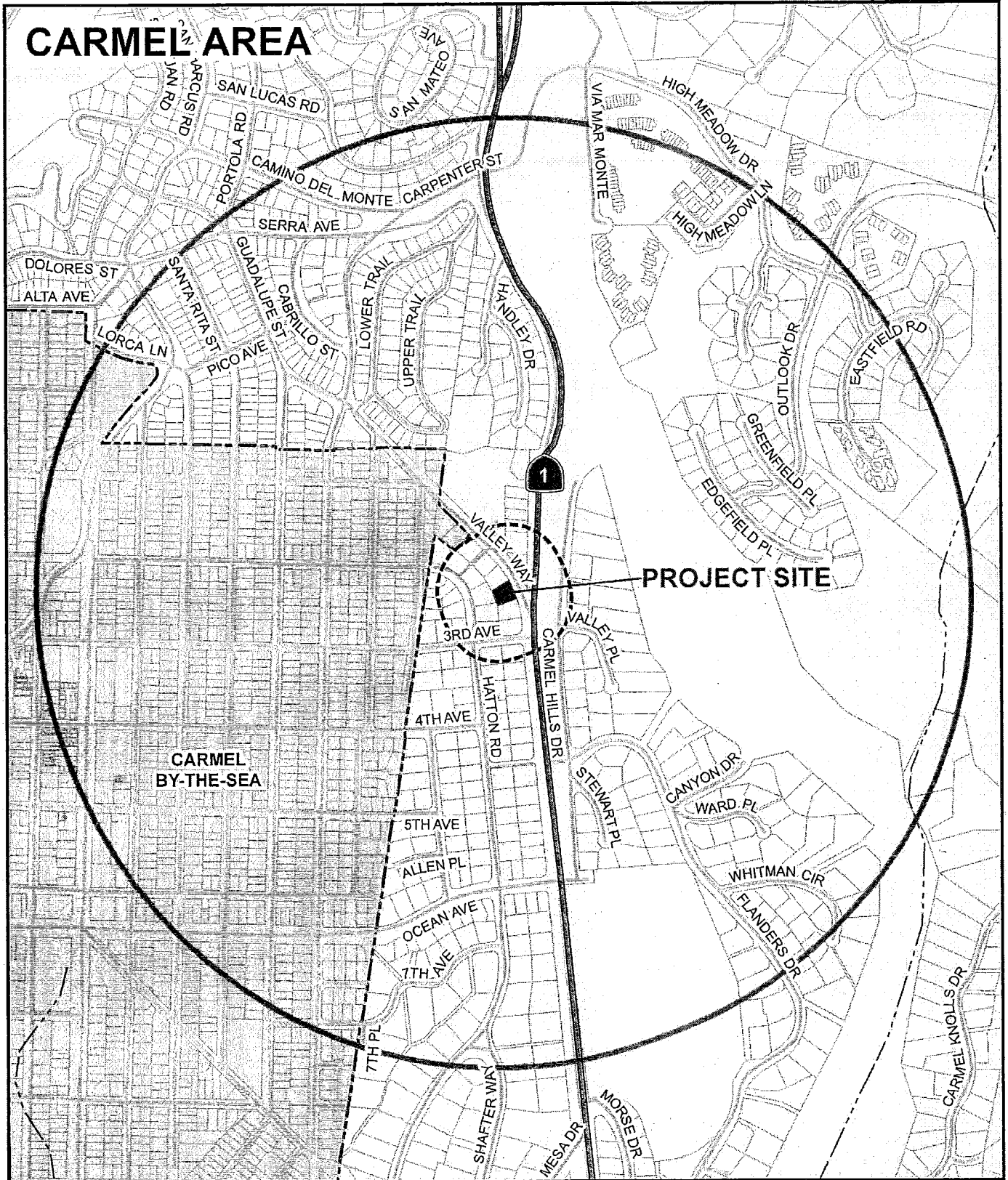
6 MESA BROWN STAIN AWNING & CARPORT FASCIA
 SCALE 1/4" = 1'-0"



5 MARVIN DOOR AND WINDOW FINISH
 SCALE 1/4" = 1'-0"

Copper (Pearlescent)





CARMEL AREA

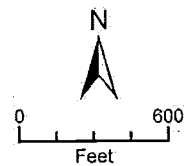


APPLICANT: HERMAN ADRIENNE S TR

APN: 009-151-008-000

FILE # PLN150665

 2500' Limit
  300' Limit
  Project Site
  Water

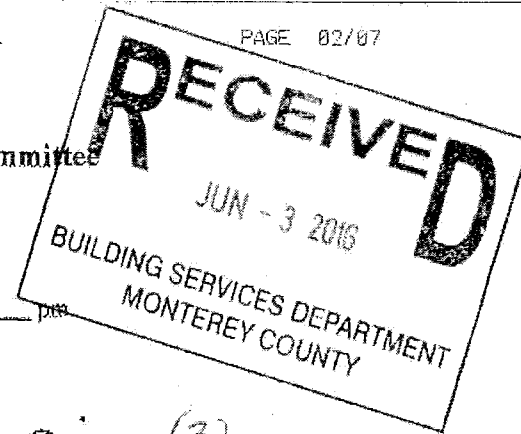


PLANNER: MASON

Exhibit C

This page intentionally left blank.

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, May 16, 2016



1. Meeting called to order by B. Rainer at 4:00 pm

2. Roll Call

Members Present: Clyde Freedman, Jack Hebeen, B. Rainer (3)

Members Absent: Davis, Littell (2)

3. Approval of Minutes:

a. May 2, 2016 minutes

Motion: Mehen, to approve (LUAC Member's Name)

Second: Freedman, (LUAC Member's Name)

Ayes: 3 (Hebeen, Freedman, Rainer)

Noes: 0

Absent: 2 (Littell, Davis)

Abstain: 0

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

1. Mike Kaplan spoke regarding concern for county permitting procedures to clear flammable vegetation around structures. Both Big Sur LUACs (Northern Big Sur, Southern Big Sur) are working with county to simplify procedures and coordinate procedures in the coastal zone. Kaplan was requesting that Carmel Highlands join in this endeavor.
2. Dan Keig voiced concern for parking along Hwy. 1 in the Ft. Lobos area. He would like to see all highway parking be eliminated before a tragic accident occurs. Parking now allowed on east and west sides of Hwy. 1 both north & south of Ft. Lobos Reserve entrance. Crowded, unsafe conditions exist daily.

5. Scheduled Item(s)

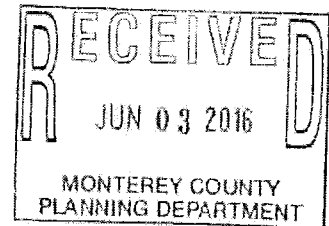
6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None



7. Meeting Adjourned: 5:55 pm

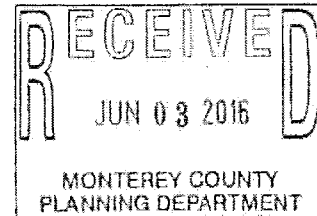
Minutes taken by: B. Ruiz, Acting Secy. & Acting Chairperson

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Unincorporated/Highlands**

Please submit your recommendations for this application by: **May 16, 2016**



Project Title: HERMAN ADRIENNE S TR

File Number: PLN150665

File Type: ZA

Planner: MASON

Location: 24982 VALLEY WY CARMEL

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 772 square foot single family dwelling and attached garage and the construction of a 2,332 square foot one-story single family dwelling with attached 440 square foot carport, 641 square foot uncovered patio, 174 square foot detached teepee and 3,000 gallon underground rain water storage tank; and, 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17"). Materials and colors: Cedar siding, rusted corten roofing and rust-red trim. The property is located at 24982 Valley Way, Carmel (Assessor's Parcel Number 009-151-008-000), Carmel Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative present at meeting? Yes ☒ No ☐
Adrienne Herman (owner)
Chad Brown - applicant
~~Steve Mason~~

Was a County Staff/Representative present at meeting? Steve Mason (Name)

PUBLIC COMMENT:

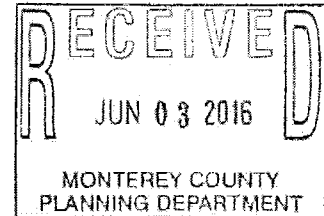
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

Please save small clump of coastal live oak trees where red netting appeared to be staked. This area is not shown as included in foot print of proposed new garage/carport location.



RECOMMENDATION:

Motion by: Meheer to approve (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

☒ Support Project as proposed

☐ Support Project with changes (conditions of approval)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3, Meheer, Freedman, Rajner

NOES: 0

ABSENT: Littell + Davis (2)

ABSTAIN: 0

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Unincorporated/Highlands

Please submit your recommendations for this application by: **May 16, 2016**

Project Title: MURPHY PATRICK J & LAURA D TRS

File Number: PLN150725

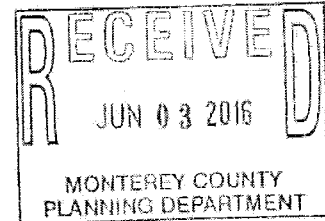
File Type: ZA

Planner: MASON

Location: 2727 CALLE LA CRUZ CARMEL

Project Description:

Project Description:
Combined Development Permit consisting of: 1) Coastal Administrative Permit for the demolition of a 3,345 square foot single family dwelling and a 924 square foot detached garage/studio; and the construction of a 5,942 square foot two-story single family dwelling with 1,102 square foot attached garage, 250 square foot second-story deck, 325 square foot second story deck, and a 395 square foot outdoor dining pavilion; 2) Coastal Administrative Permit for a 425 square foot detached guesthouse; and 3) Design Approval. The property is located at 2727 Calle La Cruz, Carmel (Assessor's Parcel Number 243-031-009-000), Carmel Area Land Use Plan, Coastal Zone.



Was the Owner/Applicant/Representative present at meeting? Yes ☒ No ☐
 Broden Sterling - applicant,
 architect

Was a County Staff/Representative present at meeting? Steve Mason (Name)

PUBLIC COMMENT:

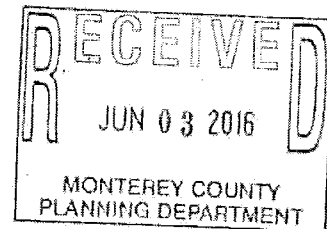
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
12 neighbors attended LUAC meeting -	✓		Mass of proposed new residence
names on sign in street			Guest house location is staked does not meet. So, front yard set back.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

Reduce massive look of proposed new residence on property
that abuts State Park open space. Visual impacts
No lighting (outdoor) plans submitted.



RECOMMENDATION:

Motion by: Meheen to continue (LUAC Member's Name)

Second by: Friedman (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes (conditions of approval)

☒ Continue the Item

Reason for Continuance: To determine location of proposed guest house

Continued to what date: June 20, 2016 if county planner agrees & plans have been submitted.

AYES: 3 - Friedman, Meheen, Rainor

NOES: None

ABSENT: 2 - Davis, Little

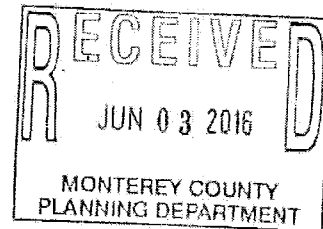
ABSTAIN: None

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

Reduce massive loss of proposed new residence on property
that abuts State Park open space. Visual impacts
No lighting (outdoor) plans submitted.



RECOMMENDATION:

Motion by: McKeen to continue (LUAC Member's Name)

Second by: Freedman (LUAC Member's Name)

☐ Support Project as proposed

☐ Support Project with changes (conditions of approval)

☒ Continue the Item

Reason for Continuance: To determine location of proposed guest house

Continued to what date: June 20, 2016 if county planner agrees & plans have been submitted.

AYES: 3 - Freedman, McKeen, Rainor

NOES: None

ABSENT: 2 - Davis, Litterell

ABSTAIN: None

SIGN IN SHEET

NAME OF LUAC: Central Coast Regional Planning LUAC

MEETING DATE: May 16, 2016

NAME (PLEASE PRINT)

MARC MARCINI

MICHAEL JEAN MONTANA

RICHARD MACLEOD

Connie Snowden

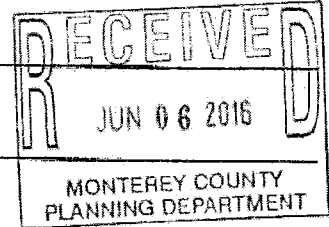
Roberta Skodda

BILL & MARJORIE HERBERT

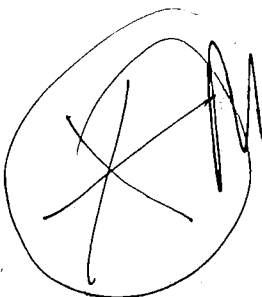
Tony & Kathy Drogo

JEAN MURPHY

Chris & Larry Purcell



AdrienneHerman

 Make changes to CPH
per JF discussion

Monterey, CA, March 12, 2016.

- "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 009-151-008-000" (LIB160116) prepared by Susan Morley, M.A., Carmel, CA, November 2015.
- "Phase One Historic Assessment for 24982 Valley Way, Carmel, CA" (LIB160118) prepared by Seth A. Bergstein, Pacific Grove, CA, December 3, 2015.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- ?
- c) Necessary public facilities are available. Water will be provided by Cal-Am Water and sewer will be provided by ~~Pebble Beach Community Services District~~ CARMEL AREA WASTEWATER DISTRICT.

Formatted: Highlight

3. **FINDING:**

TREE REMOVAL -- The subject project minimizes tree removal in accordance with the applicable goals and policies of the Carmel Land Use Plan and the associated Coastal Implementation Plan.

EVIDENCE:

- a) The project includes application for the removal of (3) three trees. In accordance with the applicable policies of the Carmel Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the criteria to grant said permit have been met.
- b) The Carmel Coastal Implementation Plan, Section 20.146.060.D.3 (Forest Resources), requires that tree removal be limited to only that which is necessary for the proposed development and when considering proposed development projects, siting and design ~~is~~ are required to minimize to the extent feasible the removal of trees. These trees are located within the proposed building with the outer perimeter of the footprint. As evidenced by the site plan, the size of the proposed residence is not excessive and is proposed within the most open portion of the parcel, utilizing the area disturbed by the establishment of the existing residence. The project has been designed to minimize tree removal and maximize protection of remaining trees (Condition No. 5).
The building site was chosen to utilize the existing driveway, which avoids additional tree removal. The tree density within the proposed building area is lower than the rest of the property. Based on site review of existing vegetation and topography, the proposed tree removal for the construction of the residence is reasonable and the minimum amount necessary. A Construction Impact Assessment was prepared by Thompson Wildland Management (LIB160117) and concluded that the residence has been sited to minimize impacts to trees.
- c) The Carmel Coastal Implementation Plan, Section 20.146.060.D.6 (Forest Resources), requires 1:1 replacement of native trees over 12

inches in diameter. Based on the circumstances, the arborist has recommended on-site replacement at a 1:1 ratio (Condition No. 11).

- d) The tree removal will not involve a risk of adverse environmental impacts. No significant impacts to the forest are anticipated due to the relatively small amount of area that will be occupied by the development. A condition for protection of the surrounding trees has been incorporated and will aid in the protection of the remaining trees (Condition No. 5). No significant long-term effects to the forest ecosystem are anticipated.

4. **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 Local Coastal Program requires public access (Figure 3 in the Carmel Land Use Plan).

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

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of one single-family dwelling in a residential zoning district.
- b) The project consists of the construction of the first single-family dwelling on residentially zoned parcel; and therefore qualifies under a Class 3 categorical exemption.
- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. Although trees are proposed for removal, the subject trees have degraded in health due to various pests and pathogens and competition for limited resources. A condition for protection of the surrounding trees has been incorporated and will aid in the protection and continuation of Monterey pine on-site. No significant long-term effects to the forest ecosystem are anticipated. The parcel is also located within a high archaeological sensitivity zone and located within 750 feet of a known archaeological resource. An Archaeological Reconnaissance was prepared by Susan Morley in November 2015 (LIB-160116). The report concluded that the subject parcel does not contain any archaeological resources and should not be delayed for archaeological reasons. However, a standard condition of

Pine trees?

~~Three trees will be removed, but must~~

~~approval has been incorporated (see Condition No. 4).~~ Therefore, although the parcel is located within a sensitive area, there are no unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is not subject to appeal by/to the Coastal Commission because the application involves development that is permitted in the underlying zone.

DECISION

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

1. Find the project Categorically Exempt per Section 15303 (a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 772-square-foot single-family dwelling and attached garage and the construction of a 2,332-square-foot one-story single-family dwelling with attached 440-square-foot carport, 641-square-foot uncovered patio; and, 2) Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17"), in general conformance with the attached plan and subject to the attached 18 conditions of approval, all being attached hereto and incorporated herein by reference.

| **PASSED AND ADOPTED** this 14th the day of July, 2016 upon the motion of:

| _____
Jacqueline R. Onciano, Zoning Administrator

| COPY OF THIS DECISION MAILED TO APPLICANT ON _____ DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING

| FEE ON OR BEFORE _____ [DATE]

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

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services' Department-office in Salinas.

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

..Title

PLN150665/ Adrienne S. Herman TR

Public hearing to consider action on a Combined Development Permit for the demolition of a residence, construction of a residence, and the removal of (3) protected trees.

Proposed CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines 24982 Valley Way, Carmel, Carmel Land Use Plan

..Report

RECOMMENDATION:

Formatted: No underline

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find the project Categorically Exempt per Section 15303-(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the demolition of a 772 square foot single family dwelling and attached garage, and the construction of a 2,332-square-foot one-story single-family dwelling with an attached 440-square-foot carport; and
 - b. Coastal Development Permit for the removal of three (3) Coast Live Oak trees (6", 14" & 17");subject to 18 conditions of approval (**Exhibit B**).

PROJECT INFORMATION:

Formatted: No underline

Parcel Size: .25 acre

APN: 009-151-008-000

Zoning: MDR/2-D (CZ)

Land Use Designation: Medium Density Residential

Agent: Chad Brown

Plan Area: Carmel Land Use Plan

Flagged and Staked: Yes

SUMMARY:

The applicant would like to demolish an existing 772-square-foot single-family dwelling and construct a 2,332-square-foot one-story single-family dwelling with attached carport, resulting in the removal of three protected trees within the footprint of the proposed dwelling. The property is in the Coastal Zone and requires the removal of three trees. Staff finds that the number trees proposed for removal is the minimum necessary, and that the size and design of the home is consistent with the neighborhood character. Based on these factors, staff recommends approval of the project.

DISCUSSION:

The project site is a .25-acre parcel located within a developed residential neighborhood within the Hatton Fields subdivision, in unincorporated Carmel. The site presently contains a single-family dwelling, which will be demolished to allow the construction of the new residence.

Archaeological:

Monterey County GIS identified this parcel as being within a high archaeological sensitivity area. A Preliminary Cultural Resources Reconnaissance was prepared for the project site. The

add FY Lab

archaeological reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in this region, and concluded the nearest positive archaeological site is approximately one-half mile in linear distance from the project parcel. Therefore, there is no reason to delay the project for archaeological concerns. However, a standard condition of approval has been incorporated (Condition No. 3).

Tree Removal:

Section 20.146.060.A.1, states that a Coastal Development Permit is required for the removal of native trees.

Three Coast live oak trees (6", 14" and 17" in diameter) are proposed for removal in order to accommodate construction of the single-family dwelling. These trees are located within the proposed building within the outer perimeter of the footprint. As evidenced by the site plan, the size of the proposed residence is not excessive and is proposed within the most open portion of the parcel, utilizing the area disturbed by the existing residence. The project has been designed to minimize tree removal and maximize protection of remaining trees. The project has been conditions to preserve the trees on site to be retained. (Condition No. 5).

Design Review:

The residences along Valley Way were primarily constructed prior to 1955. The existing "Mid-Century Modern" style single-family dwelling was constructed in 1948. A Phase One Historic Assessment (LIB160118) was prepared by Seth A. Bergstein and concluded that the residence is not historically significant.

The proposed residence is a modest-sized, single-level dwelling with a proposed height of approximately 11 feet. There is an existing six-foot, wood-slate fence along the perimeter of this parcel, in addition to existing landscaping which provides a visual buffer between Valley Way and the proposed residence. The low profile of the residence, with a flat roof and the existing landscaping will result in the proposed residence being minimally visible from Valley Way. The proposed structure will be comprised of green-stained cedar siding, rusted corten roofing, and rust-red trim. This is a strong color palette and on this small structure, which is minimally visible, will be appropriate for this location. The size, sitting, and design of the dwelling are very modest and is not expected to have any visual impact on the neighborhood.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- RMA-Public Works
- ✓ RMA-Environmental Services
- ✓ Water Resources Agency
- Cypress Fire Protection District
- Carmel Land Use Advisory Committee

The proposed project was reviewed by the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) on May 16, 2016. The LUAC recommended approval of the project by a vote of 3-0 (**Attachment C**).

Prepared by: Ashley Nakamura, Assistant Planner, Extension 5892
Reviewed by: John Ford, RMA Services Manager, Extension 5158
Approved by: Carl P. Holm, AICP, Director Resource Management Agency

Attachments:

- Exhibit A Project Data Sheet
- Exhibit B Draft Resolution, including:
 - Conditions of Approval
 - Site Plan, Floor Plan, and Elevations
 - Vicinity Map
- Exhibit C Land Use Advisory Committee Minutes

Formatted: Indent: Left: 1", Hanging: 0.31"

cc: Front Counter Copy; Zoning Administrator; California Coastal Commission; John Ford, RMA Services Manager; Carmel Highlands Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Adrienne Herman, Owner; -Chad Brown, Agent; The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN150665