### Exhibit B



#### DRAFT RESOLUTION

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

In the matter of the application of:

Jamke (Myrtakis) (PLN150609) RESOLUTION NO. ----

Resolution by the Monterey County Zoning Administrator:

- 1) Finding the project Categorically Exempt per CEQA Section 15301; and
- 2) Approving a Use Permit allowing a 600 square foot guesthouse in the second story of a previously permitted barn, based on the findings and evidence and subject to 7 conditions of approval (**Exhibit B**).

[22125 Parrott Ranch Road, Carmel Valley (Assessor's Parcel Number 418-281-050-000, Cachagua Area Plan]

The Jamke (Myrtakis) application (PLN150609) came on for public hearing before the Monterey County Zoning Administrator on August 11, 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/SUITABILITY** – The Project, as conditioned, is

consistent with the applicable plans and policies which designate this area as appropriate for development.

- **EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 2010 Monterey County General Plan;
  - Cachagua Area Plan;
  - Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 22125 Parrott Ranch Road, Carmel Valley (Assessor's Parcel Number 418-281-050-000), Cachagua Area Plan. The parcel is zoned "RC/B-6" [Resource Conservation with a Building Site Zoning District Overlay], which allows for residential development that does not significantly affect the natural resources of the land. The B-6 overlay does not allow for subdividing the property, but does allow guesthouses. The project proposes to clear a code enforcement violation for conversion of the second story of a previously approved barn into a guesthouse.

- c) Pursuant to 21.36.030 of Monterey County Code (Title 21, Zoning Regulations), guesthouses are an allowed use under the Resource Conservation district. However, a guesthouse height is limited to fifteen (15) feet and one story. Additions to height and placement of guesthouses over a one-story structure may be considered by Use Permit when intended to provide for architectural consistency and compatibility with the main residence. The structure is visually consistent and compatible with the existing single family dwelling. These parcels in the Parrott Ranch subdivision are between 8 and 12 acres in size and are separated by a substantial amount of trees. There are no neighbor structures within close proximity that would be adversely affected by the second story guesthouse. Other than the fact that these are illegal additions, the conversion to a guesthouse is consistent with the required site development standards within the zoning regulations.
- d) A Design Approval (DA92341) was approved for a single family addition and a new barn on this site. The architectural plans approved for the barn are consistent with the configuration that exists today.
- e) Since the conversion was done on a second story, there is no land disturbance and therefore, no impacts to archaeological, biological resources or any tree removal. The project meets site development standards required of the zoning district in which it is located.
- f) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Cachagua 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.
- g) The project planner conducted a site inspection on April 4, 2016, to verify that the project on the subject parcel conforms to the plans listed above.

#### 2. FINDING:

**HEALTH AND SAFETY -** The establishment, maintenance, and 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 the RMA-Planning, Cachagua Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) The project was review by the Environmental Health Bureau and it was determined that the guesthouse will be served by a public sewer connection provided by Carmel Area Wastewater District (CAWD), and water will be provided by Cal-Am.

#### 3. FINDING:

**VIOLATION -** The subject property is in not compliance with all County Code rules and regulations pertaining to the County's Building Code or Zoning Ordinance. A violation exists on the property. The approval of this permit will correct the violations and bring the property into compliance.

#### **EVIDENCE:**

- a) Staff reviewed Monterey County RMA Planning and Building Services Department records and is aware of the violation existing on subject property.
- b) Staff conducted a site inspection on April 4, 2016, and researched County records to assess if any violation exists on the subject property.
- c) The proposed project corrects an existing code violation (13CE00143). A second story barn was converted to habitable space without the benefit of a permit. A Use Permit will allow for a guesthouse to remain on the second floor of the two story structure. The Use Permit was required to pay double the application fees as required by the Monterey County Code. The applicant will also be required to pay double fees for necessary building permits.

#### 4. FINDING:

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

#### **EVIDENCE:**

- California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.
- e) There is an existing two story barn that was permitted in 1992. In 2013, it was reported that remodeling and improvements were being made to the second story. This will allow the second floor of a permitted structure to be used as a guesthouse.
- f) No adverse environmental effects were identified during staff review of the development application during a site visit on April 4, 2016.
- g) 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, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. No land disturbance on this conversion.

#### 5. FINDING:

**APPEALABILITY** - The decision on this project may be appealed to the

Board of Supervisors.

**EVIDENCE:** 

Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

#### **DECISION**

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

1) Categorically Exempt per CEQA Section 15303; and

2) Approve an After the Fact Use Permit allowing a 600 square foot guesthouse in the second story of a previously permitted barn, based on the findings and evidence and subject to 7 conditions of approval (**Exhibit B**).

<b>PASSED</b>	AND	<b>ADOP</b>	TED 1	this	11th	day	of A	ugust	2016	by

	Jacqueline R. Onciano, Zoning Administrator
COPY OF THIS DECISION MAILED TO APPLICA	NT ON
THIS APPLICATION IS APPEALABLE TO THE B	OARD OF SUPERVISORS.
IF ANYONE WISHES TO APPEAL THIS DECISIO AND SUBMITTED TO THE CLERK TO THE BOA FEE ON OR BEFORE	

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.

#### **Monterey County RMA Planning**

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

PLN150609

#### 1. PD001 - SPECIFIC USES ONLY

Responsible Department:

RMA-Planning

Condition/Mitigation
Monitoring Measure:

This After the Fact approval for a Use Permit allowing a 600 square foot guesthouse constructed without permits in the second story of a previously permitted barn. property is located at 22125 Parrott Ranch Road, Carmel Valley (Assessor's Parcel Number 418-281-050-000), Cachagua Area Plan., Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

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

#### 2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department:

RMA-Planning

Condition/Mitigation Monitoring Measure:

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

"A Use Permit (Resolution Number \*\*\*) was approved by the Zoning Administrator for Assessor's Parcel Number 418-281-050-000 on August 11, 2016. The permit was granted subject to 7 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. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

#### Responsible Department:

#### RMA-Planning

#### Condition/Mitigation Monitoring Measure:

The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
- Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
- The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
- The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
- The guesthouse shall not exceed 600 square feet of livable floor area.
- The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
- Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
- The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
- The guesthouse height shall not exceed 15 feet nor be more than one story. (RMA Planning)

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

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Director of RMA-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA-Planning.

#### 4. CC01 INDEMNIFICATION AGREEMENT

Responsible Department:

County Counsel

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)

Compliance or Monitorina 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 County Counsel 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.

#### 5. EHSP01 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN NON-STANDARD

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure:

The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the location, design layout, size specifications and cross sectional analysis that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

Compliance or Monitorina Action to be Performed:

Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

#### 6. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure:

The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed:

Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

#### 7. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department:

RMA-Public Works

Condition/Mitigation Monitoring Measure:

Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

# GENERAL NOTES

- EXAMBATION OF THE SITE AND PORTIONS THEREOF WHICH MULL AFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE CONTRACTOR WHO SHALL COLUMPACE IT WITH THE DRAWINGS AND DAS ITSPY MIRBLESE TO COOLUMPIONS UNDER MINUCH WORKS TO BE REPROSIDED. HE SHALL AT SUCTIME ASCENTIAN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS INSPECTIONS, CERTIFICATES, AND FEES. (THIS SECTION SUBJECT TO OWNER'S REVIEW AND APPROVAL.) CONTRACTOR SHALL PROVIDE A COMPLETE COST BREAKDOWN AND SCHEDULE OF CONPRIOR TO COMMENCEMENT OF WORK.

- ALL DIMENSIONS ON CONSTRUCTIONS DRAWINGS ARE FACE OF STUD (F.O.S.), FACE OF CHIU, UNLESS OTHERWISE NOTED TO BE THE CENTER OF MULLION, PARTITION, OR COLUMN, ETC. ALL CONSTRUCTION NORM, AREPTECTURAL, MECHANICAL, DUBBACE, ESCRECAL, ETC., ARM DE REQUIRED SALAL, CONSONA TO THE LATEST RETURNOLY THE CONFORMA MULLION COOK MAD THE LATEST EDTION OF ALL CONFERNIO CORES AND REGULATIONS AS ADVERDIBLY THE COMPT OF XXXX. ALL NORM SHALL BE DONE IN A THOROLOGY MORKMANUSE MANNER AND EQUAL TO THE BEST STANDARDS OF THE PRICTICE.
- ALL DIMENSIONS TAKE PRECIDENCE OVER SOALE. ANY DISCREPANDES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF MOORE DESIGNALIC. CONTRACTIONS SHALL NOT SCALE DIMMINIST. QUESTIONS RECARRING DIMENSIONS SHALL BE BROUGHT TO THE DESIGNARY OWNER PROCT DAM BY DIM OF WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPENSITATE, AND WAY TO CALLED FOR BY ANY MAIL BE BINDING AS IF CALLED FOR BY ALL ANN WORK SHOWN OR REFERRED TO ON ANY COMESTRUCTION DOCUMENTS SHOULE REPORTED BY HOUSEN ON ALL RELATED DOCUMENTS. THE DESIGNER FOR CLASSFOATION.

  DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE DESIGNER FOR CLASSFOATION.
- INTER, BHOWN ON WHILD ON ANY CONSTRUCTION CONSIDER SHALL BE CHIPPED AND INSTALLED BY THE CONTRACTOR OF THE TOTAL BY THE CONTRACTOR OF THE
- THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED, EXCEPT AS NOTED.
- 12. THE CONTRACTION SHALL SUBMIT SHOP DRAWANGS FOR FABRICATED ITEMS, CUT SHEETS OF ALL FIXTURES AND EQUIPMENT AND SAMPLES O ALL FINISHES CALLED FOR BY THE DESIGNER AND DYMER FOR APPROVAL PRIOR TO CONSTRUCTION ANDIOR INSTALLATION.
- THE CONTROLORS HAUL, MANTAMA A CHREMT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON HE GUS SET DURING ALL, HASSES OF CONSTRUCTION FOR USE OF ALL TRACES AND SAULT PROVIDE ALL SECONTRACTORS WITH CONSTRUCTION FOR USE OF ALL TRACES AND SAULT PROVIDE ALL SECONTRACTORS WITH CONSTRUCTION CONSTRUCTION DOCUMENTS AS REQUIRED. THE CONTRACTOR, A ASSUMING RESPONSIBILITY FOR THE WORK NOTICE D. SHALL COMPLY WITH THE SPIRT AS WELL AS WITH THE LETTER REMONETHE VARIED WATER OF THE CONTRACTOR O
- THE CONTRACTOR SHALL REMOVE ALE RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRACES ON A REGULAR BASIS, AND SHALL EXERCUSE STRICT CONTRICA, OVER ADS CLEMANG TO PREVENT ANY DIRT, DESRIS ON DUST FROM AFFECTING, IN ANY WAY, PARSHED AREAS IN TROP DISTRICT IN EACH STATE.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND IMPLY THE FINEST CULLITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. AL ELECTROM, HECHWICH, AND PLUMBRIONORS, AND MATERIALS SHALL BET RELL, ACCORDINATE WITH THE TREET RALES AND RECLAIMONDS FT THE MATERIAL BOARD FT BE CONSTRUCTED TO THE CONSTRUCTION OF THE MATERIAL BOARD FT BE CONSTRUCTED TO THE MATERIAL THE SECRETARY AND ANY PAPLICABLE STATE OF LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRIMINGS IS TO BE CONSTRUCTO FEBRUAT VIOLENCY FOR CONSTRUCTION OF THE SECRETARY OF THE SECRE
- WORK WHICH IS DIVIDUSLY REQUIRED TO BE PERFORMED IN ORDER TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE LIMITS AND SCOPE OF WORK, BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN THE PLANS, SHALL BE PERFORMED BY CONTRACTOR AND INCLUDED IN THE SID.
- THESE AULCENT TO STRUTTHES AND OVER DRINGWAYS SHALL BE TRIMMED TO CLEAR STRUTTHES AND PROVIDE BY CLEARANCE CHER DAVISE, PROTECT OTHER TRESS DURING CONSTRUCTION, GETE FOREST MOT, PLANS, NO TREE SHALL BE REMOVED UNLESS CALLED FOR IN THE PLANS AND A PERMIT IS FIRST ISSUED BY THE LOCAL LARISDICTION. 10. CONTRACTOR SHALL PERSCNALLY SUPERVISE AND DIRECT THE WORK OR SHALL KEEP A COMPETENT EMPLOYEE, AUTHORIZED TO RECEIVE INSTRUCTIONS AND ACT ON THE CONTRACTOR'S BEHALF, CONTINUOUSLY ON SITE DURING WORKING HOURS.

# SYMBOLS & ABBREVIATIONS

(1) SHE	DETAIL DETAIL	WIM 🗇	①   <u> </u>	NIME S NIME	G.W.B.	GYP.	J.D	GALV.	F.O.S.	F.O.C.	D.S.	CONT.	CONC	CLR	CAB.	BLK	APPROX.	A.B.	EXIST'G OR (E)
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THE 2ND FLR BARN STORAGE CONVERSION

MONTEREY COUNTY
PLANNING DEPARTMENT

2ND FLR BARN STORAGE CONVERSION TO GUESTHOUSE

PROJECT NAME:

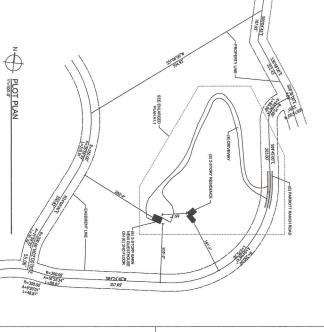
22125 PARROT RANCH ROAD CARMEL VALLEY, CA 83824 APN: 418-281-050-000

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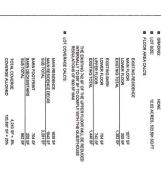
NOV 1.7 2015

TO GUESTHOUSE

											ARCHTECHEN. AD 1 COME SHEET, BOTT PAN AL EI-ANGED BITE PAN AL MAN & UPPER NOOR PAN AL MAN & UPPER NOOR PAN	SHEET INDEX
								FAX (831) 372-4613	PACIFIC GROVE, CA 83950	CONTACT: DAVID KNIGHT 227 FOREST AVE. SLUTE 6	■ PROPERTY OWNER    CREATIVE TAYOUTE	PROJECT DIRECTORY
TOT CITE	m GRADING:	■ TOPOGRAPHY:	m TREE REMOVAL:	B SEWER SYSTEM:	M WATER SYSTEM:	FIRE SPRINKLERS	OCCUPANCY:	CONSTR. TYPE:	■ ZONE	# YEAR BUILT:	PROJECT ACOPESS  NUMBER CHOOSE STREET A.P. M. RELATED PERMIT BLEAU, DESCRIPTION PROJECT CODE COMPLIANCE  PROJECT CODE COMPLIANCE	PROJEC
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RECTORY	PROJEC	PROJECT INFORMATION
OHN MYRTAKIS 502 TULLY ROAD SUITE A ARMEL VALLEY (CA 89924	■ PROJECT SCOPE:	TO PARTIAL CLEAR 13CED0143-CONVERT EXSTING 2ND FLOOR STORAGE ROOM IN DETACHED BARN INTO A 597 SF GUESTHOUSE REPLACE EXISTING SEPTIC TANK & LEACH HELDS
ONTAGT: JOHN MOORE	PROJECT ADDRESS:	22125 PARROT RANCH ROAD CARMEL VALLEY, CA 93924
ONTEREY, CA. 83940	■ NEAREST CROSS STREET	TASSAJARA ROAD
EL (831) 642-9732 AX (831) 401-3292	m APA	418-281-050-000
mall: john@mooredesign.org	■ RELATED PERMIT	13CE00143
TRUCTURES INC.	■ LEGAL DESCRIPTION:	VOL 14 PAR MAPS PG 176 PAR 1 12089 AC
ONTACT: MILIAM COKER 976 FREMONT BLOD, SUITE G EASIDE, CA 98985 EL (84) 982-4460 Includes@shuckbreivic.comoastbz.net	■ PROJECT CODE COMPLIANCE:	2015. "Tial 24, Cultiona Reutlential Code (CRC) Cultionia Billedgo cose (CRC), Cultionia Plambiag Code Mentinical Code (CRC), Cultionia Plambiag Code (CPC), Cultionia Berland Code (CRC), Cultionia Energy Code (CRC), Cultionia Code (Bailding Sincerets Code (CRA), Cultionia Green Bailding Sincerets Code (CRA, CREEN), Cultionia Fine Code (CPC), Monterey Co., Code Scoad Homentamenta
ONTACT: DAVID KNIGHT	M YEAR BUILT:	1983
ACIFIC GROVE, CA 83850	m ZONE:	RC/B-8
EL (831) 372-8328 AX (831) 372-4613	CONSTR. TYPE:	TYPE V-B
	■ OCCUPANCY:	R-3 (RESIDENTIAL), U
	FIRE SPRINKLERS	REQUIRED NFPA-13D
	WATER SYSTEM:	EXISTING PERMITTED WELL
	SEWER SYSTEM:	SEPTIC- TO BE REPLACED
	m TREE REMOVAL:	NONE
	■ TOPOGRAPHY:	FLAT
	■ GRADING:	NONE
	■ LOT SIZE:	12.02 ACRES, 523,691 SQ FT
	■ FLOOR AREA CALCS:	
	EXISTING RESIDENCE	CE 1077 SF
	LOWER FLOOR	305 SF
	EYICTING BADA	



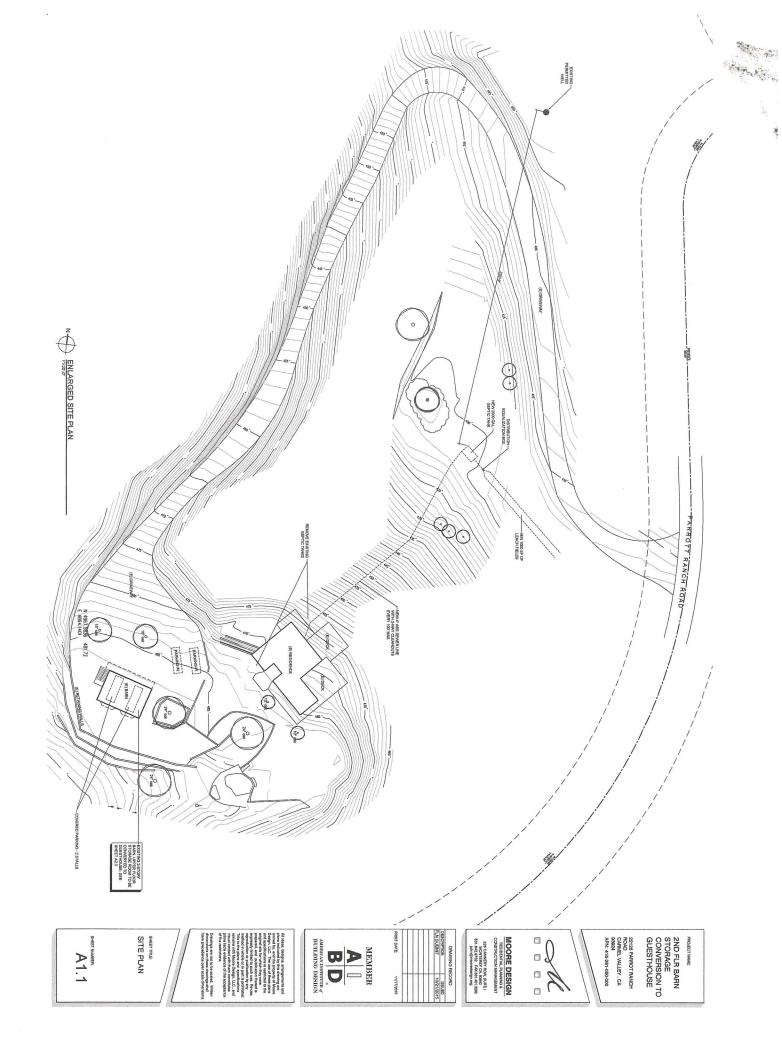
PROJECT LOCATION  PROJECT SCALE  PROJECT LOCATION  PROJECT L	VICINITY MAP
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COVER SHEET.

225 CANNERY ROW, SUITE MONTEREY CA 93940 831,642,9732 FAX 631,401,35 John@mooredesign.org MOORE DESIGNATION MANAGEMENT CONSTRUCTION MANAGEMENT DRAWING RECOR

BUILDING DESIGN MEMBER **B** 

A0.1

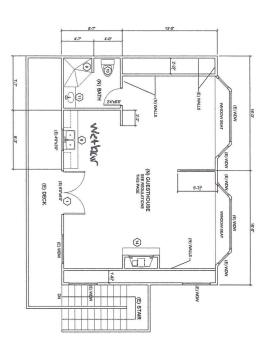




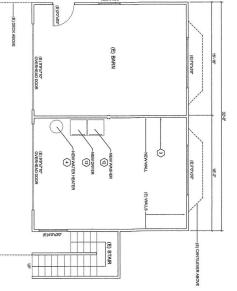
EXISTING BARN SIDE / FRONT ELEVATION EXISTING BARN HEIGHT \$25°.3" (NO CHANGE)



EXISTING BARN SIDE / REAR ELEVATION







- Purpose: The purpose of this Section is to establish the regulations, standards and matures moder which skepting facilities not integral to the main downling may be taked. Such facilities are intended for limited skepting and thring purposes, but not for purdent living purposes, permunent residential use, or restal purposes.
- Engulation: The greathouse shall be a permanent detached structure or an index tructure lecking internal circulation with the main mediance. The greathouse may nodule a living and sleeping arest let held be without bloom or cooking fedition. The residence as that he dearly subcodinate and incidental to a main residence on the same

- There shall be a maximum of six linear feet of counter space, excluding counter space in throom. There shall be a maximum of eight square feet of cabinet space, excluding
- Guesthouses shall not be separately rented, let or leased from the main rendence sether compensation be direct or indirect.

# SHEET NOTES

2ND FLR BARN STORAGE CONVERSION TO GUESTHOUSE

PROJECT NAME:

- LANDING AT DOORS (CRC R311.3). MIN, DEPTH 35' MIN, WIDTH SHALL BE NOT LEAG THAN THE WIDTH OF THE DOOR SERVED, LANDING MAY HAVE A SLOPE NOT TO EXCEED 2'N (14" VERTICAL IN 12" HONEZONTAL).
- FIRE SEPARATION WALL (CRC R302.0). PROVIDE METYPE "X" GYP, BD, OVER FRAMING AT WALLS AND CELLING
- HOT WATER HEATER WITH RECIPLIATING PUMP

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- VENTING: PROVIDE 106 SQ, IN. OF VENTING WITHIN THE TOP 12" AND BOTTOM 12" OF THE DOORWALL FOR COMBUSTION AIR FOR FUEL BUSINESS ASPLIANCES
- NITCHEN SINK OWNER TO SELECT MASE AND HODE.
  DEEP LAINERY SINK OWNER TO SELECT MASE & NODE.
  SERFINIERANCIA PROVIDE RECESSED PLUMBING FOR ICE MASER-OWNER TO
  SELECT MASE AND IN.

- TOILET- 1.28 DALLONS PER FLUSH U.O.A. CH WATER PERMIT, PROVIDE 55' WIOTH CLEAR IN THE TOILET COMPARTMENT AND HEN. 24' CLEAR FROM THE FRONT OF BOWL TO THE WALL (CPC 2004) SHOWER- PROVIDE:

  AT WICE MINITUM (OUTSWIND) TEMPERED GLASS DOOR, DOOR OPTICHAL

  AT WICE MINITUM (OUTSWIND) TEMPERED GLASS DOOR, DOOR OPTICHAL

  AT WICE MINITUM SUBSECT TO ZY MINITUM ARD/NE DRAIN NAET

  ZYAF WALL FOR THERMOSTATIC VALVE.
- FIREFLAGE. DIRECT VENT "HAJESTIC FIREBOX RISERT MODEL #330 ICSO #ER4493" WITH XX HEARTH AND METAL#ESTICS FLUE ELECTRICAL METER & GAS METER CLOTHES DRYER- VENT TO EXTERIOR WATH 4" PIPE 14-0" MAXIMUM HORIZONTAL RUN WITH (2) 80" BENDS MAXIMUM PLUMBING CONNECTIONS RECESSED IN WALL) PROVIDE SUN(S), BASE CABINET, PLUMBING FIXTURE, COUNTERTOP, MIRNOR AND OPTIONAL RECESSED VANITY CABINET PER OVANER'S SPECIFICATIONS

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BUILDING DESIGN B D

BARN FLOOR PLAN

A2.3

N BARN LOWER LEVEL PLAN