

**ATTACHMENT A
DRAFT RESOLUTION**

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

In the matter of the application of:

SHANNON (PLN160408)

RESOLUTION NO. 160408

Resolution by the Monterey County Hearing Body:

- 1) Finding the project categorically exempt from CEQA per 15301(e)(1); and
- 2) Approving a request for a Variance and Design Approval to clear a Code Enforcement violation (CE060172) to allow for an after-the- fact permit for a 144 square foot bathroom addition and a 400 square foot carport. The zoning is Low Density Residential /One dwelling per unit with a Design review overlay (LDR/1-D.

PLN160408, Shannon, 9 Paseo Cuarto, Salinas, CA.
Toro Area Plan, APN: 161-083-003-000.

The request for an after- the- fact Variance and Design Approval for retention of a 144 square foot bathroom addition that does not meet the required side yard setback, and a 400 square foot carport addition that does not meet the required front yard setback. The two improvements are part of a Monterey County code compliance case CE060172; Shannon's application (PLN 160408) came on for public hearing before the Monterey County Zoning Administrator on February 9, 2017. 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:** **DESCRIPTION** – The proposed project is a request for an after- the- fact Variance and Design Approval for retention of a 144 square foot bathroom addition that does not meet the required side yard setback, and a 400 square foot carport addition that does not meet the required front yard setback. The two improvements are part of a Monterey County code compliance case: CE060172.

 EVIDENCE: 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 PLN160408.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

 EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;

- Toro Area Plan;
- Monterey County Zoning Ordinance (Title 21);

There is a conflict between the required and allowed setbacks. 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 9 Paseo Cuarto, Salinas, CA, 93908, Assessor's Parcel Number APN: 161-083-003-000, Toro Area Plan. The parcel is zoned LDR/1-D, Low Density Residential/1 dwelling per unit, with Design review overlay, which allows low density residential uses. Therefore, the project is an allowed land use for this site. The additions do not meet the setback requirements, as discussed below in the Variance Finding. The project does meet all of the other applicable zoning regulations, including density, site coverage, and height.
- c) The LDR/1-D zoning includes a Design review overlay: 21.44. The applicant has submitted plans, elevations, and color photos of the addition, that are consistent with 21.44.030. The colors, materials and design of the carport and the bathroom match the existing structure. This project was reviewed by Toro Land Use Area Committee, and they unanimously recommended approval of the project as proposed.
- d) The project planner conducted a site inspection on September 12, 2016, to verify that the project on the subject parcel conforms to the plans listed above.
- e) The carport and bathroom additions to the existing house were constructed in the 1980's. The owner believed that the additions were constructed with proper permits, but was unable to find the records. There are no other issues related to this application, such as tree removals, development on slopes, ESHA impacts, view-shed impacts, archaeological resources, parking, height, or guest- house. The issue is that the carport and bathroom were added without proper permits, and they do not conform to the setback requirements.
- f) The project was referred to the Toro Land Use Advisory Committee (LUAC) for review on September 12, 2016. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the LDR/1-D zoning includes a Design overlay, which requires applications to be reviewed by LUAC.
- g) 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 PLN160408.

3. **FINDING:**

SITE SUITABILITY – The site is physically suitable for the use proposed.

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County 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) This variance request is for two additions to an existing structure constructed in the 1980s. Staff did not identify any potential biological resources, archaeological resources, or Soil/Slope Stability. This is a previously developed site. There are no code violations in the County record except for the current one: CE06172.
 - c) Staff conducted a site inspection on September 12, 2016, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160408.
- 4. **FINDING:** **NO VIOLATIONS:** The subject property is not currently in compliance with all rules and regulations pertaining to zoning setbacks of the County's zoning ordinance. Violations do exist on the property. The approval of this permit will not correct the violations and bring the property into compliance, because it is a request for an after-the-fact variance to the setback standards for the carport and bathroom additions.
 - EVIDENCE:**
 - a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is aware of the setback violations existing on subject property.
 - b) Staff conducted a site inspection on September 12, 2016, and researched County records to assess if any violation exists on the subject property.
 - c) The proposed Variance and Design Approval permits existing violations regarding setback violations for the carport and bathroom additions, per Code Enforcement CE060172. The carport addition has a front setback of 20 feet, and the required front setback is 24.86 feet. The bathroom addition has a side yard setback of 4.86 feet, and the required setback is 7.45 feet. The applicant discusses below, in the variance findings, that due to the small size of the lot, that they request a variance to retain the additions.
 - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
- 5. **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 the RMA - Planning, Monterey County Fire Protection District, Public Works, 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) Necessary public and private facilities are available. The dwelling is provided with a mutual water supply and a private septic system. There are no critical issues with the carport and bathroom additions.
 - c) The carport and bathroom additions in this variance request have existed since the 1980s. Prior to the code violation CE06172 in 2016, there is

6. **FINDING:**

no record of complaints or code violations for the subject property.

- d) Staff conducted a site inspection on September 12, 2016, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160408.

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

- a) The property has a zoning designation of LDR/1-D, Low-Density Residential with a Design overlay.
- b) A single family home is allowed in the LDR/1-D zone (Section 21.14.030 MCC). Development standards for the LDR/1-D zone are identified in Section 21.14.060 MCC. The lot size is 0.23 acres, or 10,017 square feet. This is a rectangular shaped lot in the San Benancio Village Subdivision. It is one of the smaller lots in the subdivision, as shown on the vicinity- map. Required setbacks for a residence in the LDR/1-D zone are: 30 feet (front), 20 feet (rear), and 10% of the average building lot width, or 7.45 feet (sides).

The property is oriented with a front setback from the carport addition of 24.9 from the front property line, on the northeast side of Paseo Cuarto. The carport setback matches the setback of the dwelling, such that it does not encroach farther than the dwelling into the front setback. The bathroom addition is 4.86 feet from the side property line, versus the required setback of 7.45 feet, for a difference of 2.59 feet.

- c) The applicant requests a variance based on the physical constraints of the site. The bathroom addition on the right side of the residence was located there to avoid the original septic system location in the rear yard. The carport addition was located in front of the original garage to accommodate the garage, and matched the setback of the existing dwelling.

The applicant notes that there are five other parcels that have received planning permits from Monterey County for variances in this subdivision, with the same zoning. Of these five variance permits, four have been approved for the reduction in side and front yard setbacks. (ZA05610, ZA06631, ZA05641, and PLN970183) They were all for additions to existing residences. The applicant notes that they discussed the project with the adjoining neighbors, and no one has voiced concern or opposition to the additions, which were constructed in the 1980's.

- d) The project planner conducted a site inspection on November 12, 2016, to verify the circumstances related to the property.
- e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160408.

6. **FINDING:** **VARIANCE (SPECIAL PRIVILEGES)** – The variance shall not constitute a grant of privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.
- EVIDENCE:**
- a) The property has a zoning designation of LDR/1-D (Low Density Residential/1 dwelling per unit, with a Design review overlay.
 - b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. Within the subject property’s same subdivision, San Benancio Village, five parcels received variance permits, and four of these were for setback allowances. Based upon these examples, and the relatively small size of the lots (.23 acres) to accommodate on-site septic, residences, garages, and parking, the proposed additions are not uncommon in this vicinity.
 - c) The project planner conducted a site inspection on September 12, 2017, to verify the circumstances related to the property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160408.
7. **FINDING:** **VARIANCE (AUTHORIZED USE)** – The variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.
- EVIDENCE:**
- a) The property has a zoning designation of LDR/1-D: Low Density Residential/1 dwelling per unit.
 - b) The LDR/1-D zoning expressly authorizes low density residential uses, such as the existing single-family dwellings, and the proposed variance is for an after-the-fact approval of carport and bathroom additions to a single-family dwelling associated with residential use.
 - c) The project planner conducted a site inspection on September 12, 2016, to verify the circumstances related to the property.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160408.
8. **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 15301(e)(1), categorically exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
 - b) The existing structure was 2,078 square feet before the 144 square foot bathroom and 400 square foot carport additions were constructed. The additions of 544 square feet are 26%, which is less than 50% of the existing 2,078 square foot structure. The additions are also less than 2,500 square feet.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 12, 2016.

- d) 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 PLN160408.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and not the California Coastal Commission

EVIDENCE: a) Section 21.80.040.B. of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

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

1. Find the project categorically exempt from CEQA per 15301(e)(1); and
2. Approve an for a Variance and Design Approval to clear a Code Enforcement violation (CE060172) to allow for an after-the-fact permit for a 144 square foot bathroom addition and a 400 square foot carport, in general conformance with the attached site plan, floor plan and elevations and subject to the attached conditions, and all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 9th day of February, 2017.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING 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 Department office in Salinas.

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN160408

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Variance and Design Approval permit (PLN160408) allows for after the fact approval of a 144 square foot bathroom addition with 4.86 foot side yard setback, and a 400 square foot carport addition with a 20 foot front yard setback. The property is located at 9 Paseo Cuarto, Salinas (Assessor's Parcel Number 161-083-003-000), Toro Area 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 Variance and Design Approval permit Resolution Number 160408 was approved by the Zoning Administrator for Assessor's Parcel Number 161-083-003-000 on February 9, 2017. The permit was granted subject to 3 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.

PROJECT ANALYSIS

PROPERTY OWNER:	VIRGINIA SHANNON 9 PASEO CUARTO SALINAS, CA 93908
JURISDICTION:	COUNTY OF MONTEREY
BUILDING CODE:	BUILDING :2013 C.B.C. FIRE :2013 C.F.C. MECHANICAL :2013 C.M.C. PLUMBING :2013 C.P.C. ELECTRICAL :2013 C.E.C. ENERGY CODE :2013 C.E.C. RESIDENTIAL :2013 C.E.C.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPES:	R3 - SINGLE STORY RESIDENTIAL U - CARPORT
ASSESSORS PARCEL NO:	161-083-003-000
DESCRIPTION:	9 PASEO CUARTO, SALINAS, CA 93908
ZONING:	LDR / 1-D
TREE REMOVAL:	NONE
AREA OF DISTURBANCE:	150 SF
BUILDING AREAS: (TOTAL)	2,622 SF (INCLUDING CARPORT)
(E) RESIDENCE	1,680 SF
BATHROOM ADDITION	144 SF
GARAGE CONVERSION	398 SF
CARPORT ADDITION	400 SF
LOT AREA:	10,017 SF
LOT COVERAGE:	26.18 %

STRUCTURAL DESIGN VALUES

LATITUDE	36.5756
LONGITUDE	-121.7206
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
GROUND SNOW LOAD	0
BASIC WIND SPEED	110 MPH
WIND EXPOSURE	B
WIND IMPORTANCE FACTOR	1
SEISMIC DEISGN CATEGORY	D
SITE CLASS	D
MAPPED SPECTRAL RESP Ss	1.236
MAPPED SPECTRAL RESP S1	0.542
SPECTRAL RESPONSE COEF Sds	0.829
SPECTRAL RESPONSE COEF sd1	0.542
SEISMIC RESPONSE COEF Cs	.13
RESPONSE MOD. FACTOR R	6.5
FLOOD DESIGN	N/A

FIRE NOTES:

- DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALT OR CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.
- ALL GATES PROVIDED ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
- ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY IT OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4-INCH HEIGHT, 1/2-INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OR THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NON-COMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
- FOR DEVELOPMENT OF STRUCTURES TOTALING LESS THAN 3,000 SQUARE FEET ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 4,900 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING 3,000 SQUARE FEET OR MORE ON A SINGLE PARCEL, THE MINIMUM FIRE PROTECTION WATER SUPPLY SHALL BE 9,800 GALLONS. FOR DEVELOPMENT OF STRUCTURES TOTALING MORE THAN 10,000 SQUARE FEET ON A SINGLE PARCEL, THE REVIEWING AUTHORITY MAY REQUIRE AN ADDITIONAL FIRE PROTECTION WATER SUPPLY. OTHER WATER SUPPLY ALTERNATIVES, INCLUDING ISO RURAL CLASS 5 MOBILE WATER SYSTEMS, MAY BE PERMITTED BY THE FIRE AUTHORITY TO PROVIDE FOR THE SAME PRACTICAL EFFECT. THE QUANTITY OF WATER REQUIRED BY THIS CONDITION SHALL BE IN ADDITION TO THE DOMESTIC DEMAND AND SHALL BE PERMANENTLY AND IMMEDIATELY AVAILABLE.
- A FIRE HYDRANT OR FIRE VALVE IS REQUIRED. THE HYDRANT OR FIRE VALVE SHALL BE 18 INCHES ABOVE GRADE, 8 FEET FROM FLAMMABLE VEGETATION, NO CLOSER THAN 4 FEET NOR FURTHER THAN 12 FEET FROM A ROADWAY, AND IN A LOCATION WHERE FIRE APPARATUS USING IT WILL NOT BLOCK THE ROADWAY. THE HYDRANT SERVING ANY BUILDING SHALL BE NOT LESS THAN 50 FEET AND NOT MORE THEN 1000 FEET BY ROAD FROM THE BUILDING IT IS TO SERVE. MINIMUM HYDRANT STANDARDS SHALL INCLUDE A BRASS HEAD AND VALVE WITH AT LEAST ONE 2 1/2 INCH NATIONAL HOSE OUTLET SUPPLIED BY A MINIMUM 4 INCH MAIN AND RISER. MORE RESTRICTIVE HYDRANT REQUIREMENTS MAY BE APPLIED BY THE REVIEWING AUTHORITY. EACH HYDRANT/VALVE SHALL BE IDENTIFIED WITH A REFLECTORIZED BLUE MARKER, WITH MINIMUM DIMENSIONS OF 3 INCHES, LOCATED ON THE DRIVEWAY ADDRESS SIGN, NON-COMBUSTIBLE POST OR FIRE HYDRANT RISER. IF USED, THE POST SHALL BE WITHIN 3 FEET OF THE HYDRANT/VALVE, WITH THE BLUE MARKER NOT LESS THAN 3 FEET OR GREATER THAN 5 FEET ABOVE THE GROUND, VISIBLE FROM THE DRIVEWAY. ON PAVED ROADS OR DRIVEWAYS, REFLECTORIZED BLUE MARKERS SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH THE STATE FIRE MARSHAL'S GUIDELINES FOR FIRE HYDRANT MARKINGS ALONG STATE HIGHWAYS AND FREEWAYS, MAY 1988.
- ALL PARCELS 1 ACRE AND LARGER SHALL PROVIDE A MINIMUM 30-FOOT SETBACK FOR NEW BUILDINGS AND ACCESSORY BUILDINGS FROM ALL PROPERTY LINES AND/OR THE CENTER OF THE ROAD. FOR PARCELS LESS THAN 1 ACRE, ALTERNATE FUEL MODIFICATION STANDARDS OR OTHER REQUIREMENTS MAY BE IMPOSED BY THE LOCAL FIRE JURISDICTION TO PROVIDE THE SAME PRACTICAL EFFECT.
- DISPOSAL, INCLUDING CHIPPING, BURYING, OR REMOVAL TO A LANDFILL SITE APPROVED BY THE LOCAL JURISDICTION, OF VEGETATION AND DEBRIS CAUSED BY SITE DEVELOPMENT AND CONSTRUCTION, ROAD AND DRIVEWAY CONSTRUCTION, AND FUEL MODIFICATION SHALL BE COMPLETED PRIOR TO FINAL CLEARANCE OF THE RELATED PERMIT.
- MANAGE COMBUSTIBLE VEGETATION WITHIN A MINIMUM OF 100 FEET OF STRUCTURES (OR TO THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM THE GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION. (STANDARD)
- WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)
- ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF 1080 CLASS B ROOF CONSTRUCTION. (STANDARD)
- THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. (STANDARD)
- THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)
- WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT. (SFD)

SPECIAL INSPECTIONS

- NONE

DEFERRED SUBMITTALS

- NONE

GENERAL / GRADING NOTES

- SURFACE WATER WILL DRAIN AWAY FROM EACH STRUCTURE ON THE LOT.
- INSTALL SEDIMENT LOGS AROUND CONSTRUCTION AREA TO KEEP DEBRIS ON PROPERTY.
- PLACE GRAVEL BAGS AROUND NEARBY, DOWN-STREAM OF STORM INLET(S) DURING CONSTRUCTION.
- DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE COUNTY RIGHT-OF-WAY (STREET/SIDEWALK) FREE FROM DEBRIS AND DIRT.
- ALL STRUCTURAL FILL TO BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION. ALL ROADWAY FILL SHALL BE COMPACTED TO 90 PERCENT RELATIVE COMPACTION EXCEPT THE UPPER 12 INCHES OF FINISHED SOIL, SUBGRADE AND BASECORG SHALL BE 95% RELATIVE COMPACTION.
- GRADING QUANTITIES: EXCAVATION = 0 CY FILL = 0 CY
- EXCESS EXCAVATION TO BE DEPOSITED ON SITE. DEPOSITED MATERIAL SHALL NOT EXCEED 12 INCHES IN DEPTH UNLESS COMPACTION TESTED TO VERIFY A MINIMUM COMPACTION REQUIREMENTS PER NOTE # 5.
- THE DRIVEWAY EXISTS AND WILL REMAIN UNCHANGED. THE SLOPE DOES NOT EXCEED 15 PERCENT.
- THE GRADE ADJACENT TO ALL STRUCTURES SHALL BE SLOPED A MINIMUM OF 5 PERCENT AWAY FROM THE FOUNDATION FOR A MINIMUM HORIZONTAL DISTANCE OF 10 FEET.
- ALL GRADING SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

BUILDING ANALYSIS

OCCUPANCY GROUP:	R- 3 / U
TYPE OF CONSTRUCTION:	V-B
OPENINGS	N.A. LESS THAN 3 FT: PROT 3 TO 5 FT.
BEARING WALLS	1 HR LESS THAN 5 FT
NON-BEARING WALLS	1 HR LESS THAN 5 FT
FIRE SPRINKLERS	YES
STORIES	1
HEIGHT	<30 FT

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), FIRE (CFC), AND ENERGY (CENC). CODE.

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.

REINFORCING STEEL SHALL BE GRADE 40 FOR #4 BARS AND SMALLER GRADE 60 FOR #5 BARS AND LARGER.

FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

NAILING TO BE IN COMPLIANCE WITH TABLE 2304.9.1.

LIST OF DRAWINGS

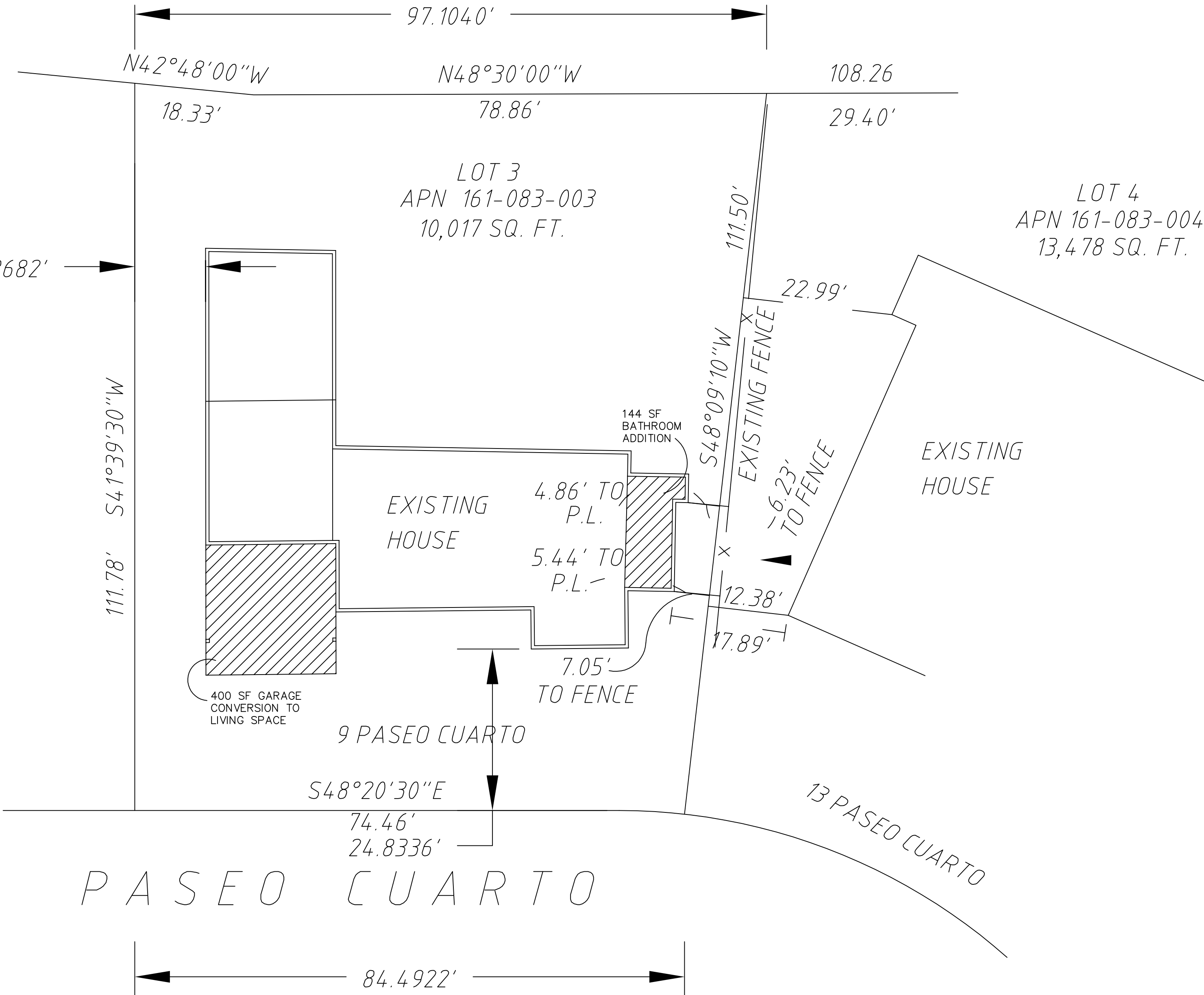
C.1	SITE PLAN
A.1	FLOOR PLAN
A.2	ELEVATIONS

SCOPE OF WORK

LEGALIZE THE 144 SF BATHROOM ADDITION TO THE EXISTING DINGLE FAMILY DWELLING

LEGALIZE THE 400 SF CARPORT ADDITION

CLEAR CODE ENFORCEMENT CASE CE06172



SITE PLAN

SCALE: 1" = 40'0"

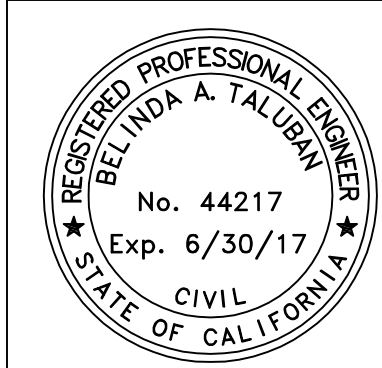
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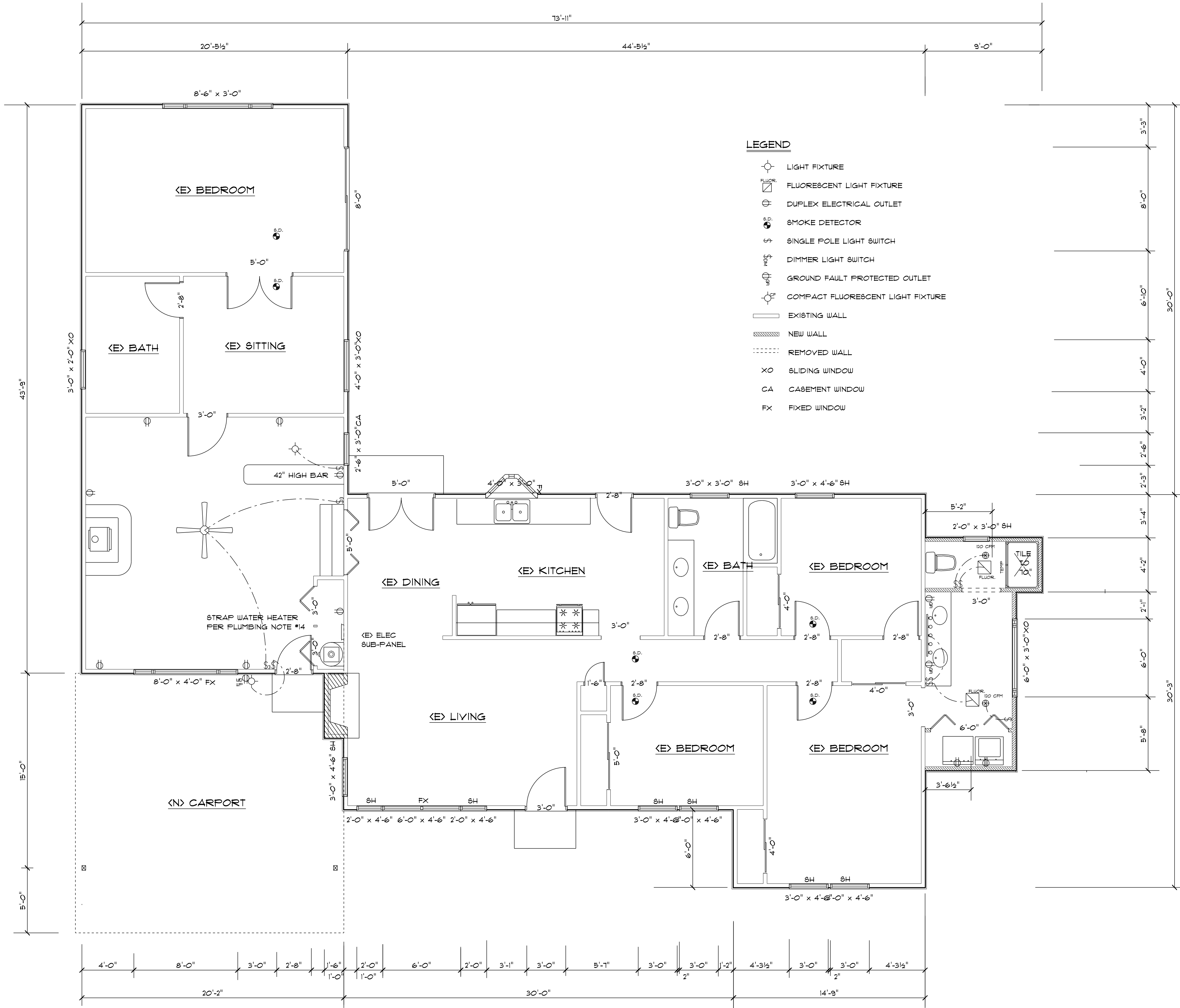
TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902 831-764-0545
talubane@global.net

SITE PLAN

VIRGINIA SHANNON RESIDENCE
9 PASEO CUARTO
SALINAS, CALIFORNIA 93908

DATE:	09/22/15
SCALE:	A8 SHOWN
DRAWN:	BT
JOB:	09-0098
APN:	161-083-003
SHEET	C.1
OF	SHEET 8





FLOOR PLAN
SCALE: 1/4" = 1'0"

- ELECTRICAL & MECHANICAL:
- AIR DUCTS IN THE GARAGE THAT PASS THROUGH THE LIVING/GARAGE FIRE RATED WALL SHALL BE NO. 26 GAUGE STEEL OR THICKER.
 - THE KITCHEN SHALL HAVE 2 - 20AMP SMALL APPLIANCE DEDICATED BRANCH CIRCUITS (CEC 210.52B-3), GARBAGE DISPOSAL SHALL HAVE 1 - 20 AMP DEDICATED BRANCH CIRCUIT, AND LAUNDRY & BATHROOM FACILITIES SHALL HAVE AT LEAST 1 - 20 AMP DEDICATED BRANCH CIRCUIT(CEC 210.52D & F).
 - PROVIDE A UFFER GROUND (MIN 20 FOOT LENGTH) INSTALLED IN THE STUCTURE FOUNDATION ADJACENT TI THE MAIN SERVICE PANEL. BOND METALLIC GAS AND WATER PIPES TO THE SERVICE GROUND PER CEC 250-81 & 250-83.
 - ALL ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE GFCI PROTECTION. OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE KITCHEN COUNTER IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTALCE OUTLET IN THAT SPACE (CEC210.52C(1)).
 - ONE 20-AMP ELECTRICAL OUTLET SHALL BE PROVIDED FOR THE DRYER IN THE LAUNDRY AREA.
 - BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUIT SHALL HAVE NO OTHER ELECTRICAL OUTLETS.
 - CLOTHES DRYERS AND ELECTRIC RANGES SHALL HAVE 4-WIRE GROUNDED ELECTRICAL OUTLET PER NEC 250-89.
 - HVAC TO BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT PER NEC 422-7.
 - PANEL BOARDS SHALL BE LEGIBLY LABELED FOR IDENTIFICATION. (CEC 384-13).
 - ARC-FAULT INTERRUPTERS ARE REQUIRED AT ALL OUTLETS IN BEDROOMS (INCLUDING LIGHTS AND SMOKE DETECTORS) CEC 210-12(B).
 - INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY. (TITLE 24 ART. 150(K)4)
 - RECESSED FIXTURES THAT ARE IDENTIFIED FOR CONTACT WITH INSULATION, TYPE IC SHALL BE INSTALLED WHERE INSULATION IS REQUIRED PER CEC 410-66(A)(2).
 - LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH CEC 410-8.
 - LIGHT FIXTURES ABOVE SHOWER/TUB AREAS SHALL BE "WATERPROOF" OR "DAMP" RATED AND COMPLY WITH NEC 410-4A - 4D.
 - EXTERIOR LIGHT FIXTURES, ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE LABELED "SUITABLE FOR WET LLOCATIONS". ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS".

- GENERAL NOTES:
- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2013 EDITION OF THE CBC, CFC, CMC, CFC, CRC, AND CEC, AND THE CALIFORNIA ENERGY CODE.
 - ALL MANUFACTURERS INSTALLATION INSTRUCTIONS TO BE PROVIDED TO BUILDING INSPECTOR AT TIME OF INSPECTION.
 - ALL SMOKE ALARMS SHALL BE INTERCONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS OF THE DWELLING. (CBC 907.2.10.3)
 - SMOKE ALARMS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRING AND SHALL ALSO HAVE BATTERY BACKUP PER CBC 907.2.10.2.
 - SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 10 INCHES ABOVE DRAIN INLET.
 - GLAZING USED IN DOORS, PANELS OF SHOWER OR TUB ENCLOSURES, WITHIN 24 INCHES OF DOORS AND WITHIN 18 INCHES OF FINISHED FLOOR SURFACE SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR AN APPROVED PLASTIC OF A SHATTER RESISTANT TYPE.
 - SKYLIGHTS TO COMPLY WITH CBC SECTION 2405 FOR GLAZED SKYLIGHTS AND CBC CHAPTER 26 FOR PLASTIC SKYLIGHTS.
 - A SPARK ARRESTOR IS REQUIRED ON THE FIREPLACE CHIMNEY. MINIMUM AREA TO BE 4 TIMES THE NET FREE AREA OF CHIMNEY OUTLET. THE LAST SECTION OF THE METAL FLUE TO BE SECURED TO FRAMING TO PREVENT LATERAL DISPLACEMENT. CBC 213.9.1.
 - CHIMNEY SHALL EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT OF THE CHIMNEY. (CBC 213.9)
 - THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS HALL BE FIREBLOCKED WITH NON-COMBUSTIBLE MATERIALS PER CBC 708.2.1 (4).
 - HEARTH EXTENSIONS FOR FACTORY-BUILT FIREPLACES SHALL BE IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS PER CBC 3102.5.2
 - PROVIDE FIREBLOCKING AT 10-FOOT INTERVALS IN THE WALLS BOTH VERTICAL AND HORIZONTAL.
 - MAXIMUM THRESHOLD HEIGHT SHALL BE LIMITED TO 1/2 INCH. CBC 1008.1.6 (OUT-SWINGING DOORS).
 - WINDOWS IN BEDROOMS SHALL COMPLY WITH THE FOLLOWING EMERGENCY EGRESS REQUIREMENTS:
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT.
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH.
 - MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - 611 HEIGHTS OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR.

REVISIONS

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902 PHONE: 831-TB4-0545
talubaneceglobal.net

FLOOR PLAN

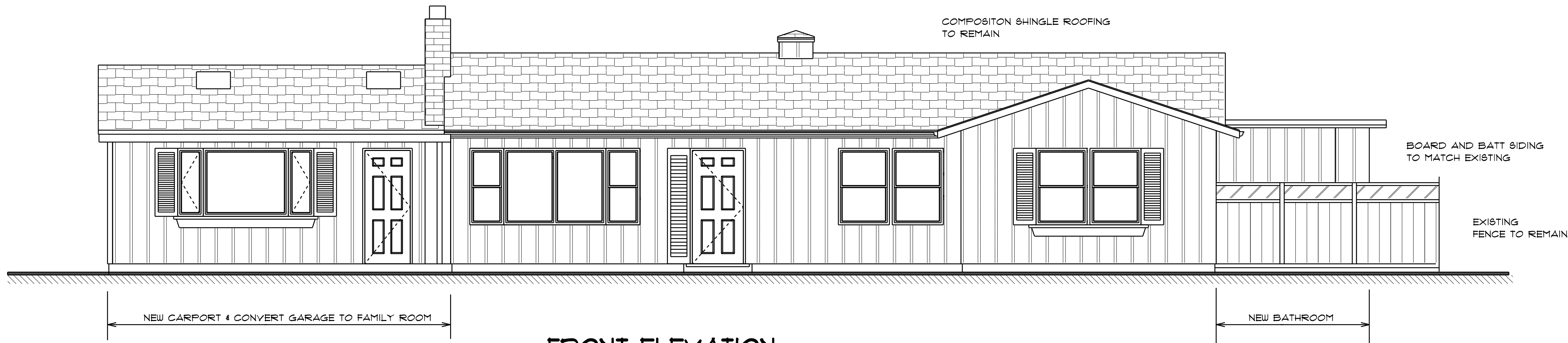
SHANNON RESIDENCE
9 PASEO CUARTO
SALINAS, CALIFORNIA

DATE: 09/01/08
SCALE: AS SHOWN
DRAWN: BT
JOB: SHANNON
APN: 161-083-003

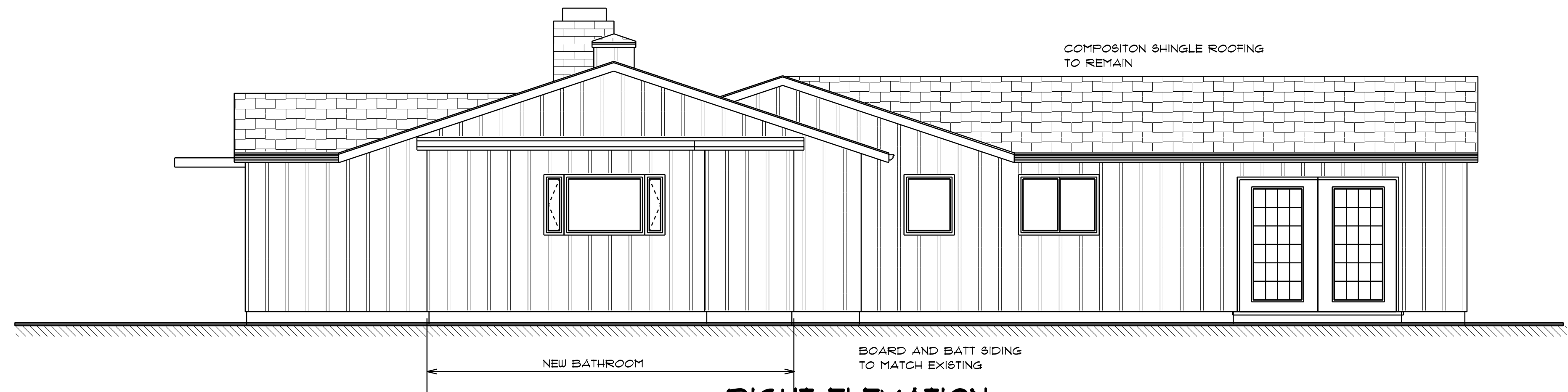
6SHEET
OF 8SHEETS

A.1





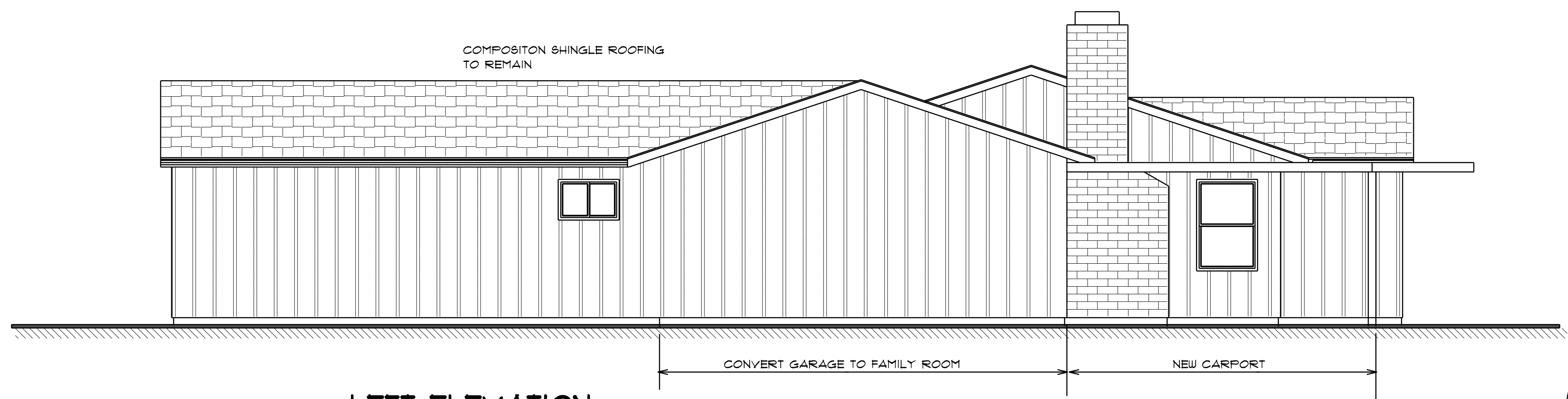
FRONT ELEVATION
SCALE: 1/4" = 1'0"



RIGHT ELEVATION
SCALE: 1/4" = 1'0"



REAR ELEVATION
SCALE: 1/4" = 1'0"



LEFT ELEVATION
SCALE: 1/4" = 1'0"

REVISIONS

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103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 292, SALINAS, CALIFORNIA, 93902 PHONE: 831-754-0545

ELEVATIONS

SHANNON RESIDENCE
9 PASEO CUARTO
SALINAS, CALIFORNIA

DATE: 09/01/08
SCALE: AS SHOWN
DRAWN: BT
JOB: SHANNON
APN: 161-083-003

SHEET
OF
A.2
SHEETS

