

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

In the matter of the application of:

MAZERI (PLN170532)

RESOLUTION NO. 17-059

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit and Design Approval to allow the establishment of a large residential care facility for up to twelve (12) residents to operate from a single-family residence currently functioning as a small residential care facility; and
- 3) Approving an Administrative Permit to allow the conversion of a permitted legal non-conforming guesthouse into a second unit.

[PLN170532, Mazerik, 15961 Toro Hills Avenue, Salinas, Toro Area Plan (APN: APN 161-041-031-000)]

The Mazerik application (PLN170532) came on for public hearing before the Monterey County Zoning Administrator on November 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 AND EVIDENCE

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit, Design Approval and Administrative Permit. The Use Permit and Design Approval would allow the operational expansion of an existing small residential care facility for elderly residents (aged 60 and over) for up to six residents to a large residential care facility for up to 12 residents in an existing one-story single-family residence and for minor exterior alterations (construction of accessible ramps and deck extension). The Administrative Permit would allow the conversion of a permitted 1960's legal non-conforming 800 square foot guesthouse with kitchen into a second unit.

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 PLN170532.
- 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);

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 15961 Toro Hills Drive, Salinas (Assessor's Parcel Number 161-041-031-000), Toro Area Plan. The parcel's westerly side is zoned Medium Density Residential with a B-6 Zoning Overlay in a Design Control District or MDR/B-6-D and the parcels easterly side is zoned Open Space, Design Control District or O-D. The existing single family residence where the large residential care will be operated from and the existing legal non-conforming guesthouse are on the MDR/B-6-D portion of the property, which allows for a large residential care facility with minor exterior modifications subject to a Use Permit and Design Approval; and allows for the conversion of a permitted legal non-conforming guesthouse to a second unit, subject to an Administrative Permit. Therefore, the project is an allowed land use for this site.
- c) Design Approval- The proposed project requires a Design Approval entitlement, pursuant to MCC Section 21.44. This section provides a district for the regulation of the location, size, configuration, materials, and colors of structures and fences, in those areas of the County where the design review of structures is appropriate to assure protection of the public viewshed, neighborhood character, and to assure visual integrity of certain developments without imposing undue restrictions on private property. The project proposes very minor exterior modifications to the existing residence. This includes construction of accessible ramps and a deck extension. No fences, color or material changes are proposed. The existing residence is of a ranch style architecture, in brown wood siding with composition roof. It is consistent with the rural neighborhood character and staff is not recommending the applicant make any exterior changes since the existing residence and the proposed minor exterior modifications will continue to assure consistency with neighborhood character.
- d) The project planner conducted a site inspection on October 25, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Administrative Permit- The property has a detached 800 square foot residence with kitchen constructed in 1960, that was labeled a "guest house" by a former property owner, when in 1966, he applied for Monterey County building permit to expand his approximately 650 square foot detached small residence to 800 square feet by adding a living room. Assessor's records show that the 1960's "guest house" had a kitchen when the property was appraised in the 60's. The permitted "guest house" was labeled as such by the then property owner in his application. Under current guesthouse regulations, MCC Section 21.64.020, a guesthouse could not have a kitchen, be more than 600 square feet and it could not be an independent living facility. Therefore, this structure is a permitted, legal non-conforming guesthouse. Since the "guest house" qualifies as a second unit, an Administrative Permit would allow the conversion of the "guest house" to a second unit for

this unit to be an independent living unit. Although the applicant does not reside on-site and is not proposing to have a live-in residential care operator, the applicant may choose to use this 800 square foot residence for the residence of an operator or a renter not associated with the Residential Care Facility.

- f) Site Development Standards- Minor exterior modifications proposed (construction of accessible ramps and deck extension) will meet the MDR Zoning District's site development standards, as far as height, setbacks and lot coverage. The existing structures currently meet the MDR Zoning District's site development standards.
- g) Parking- The site has eight (8) parking spaces, two (2) of which are located in the existing attached garage. The project does not propose additional parking spaces as the parking standards pursuant to MCC Section 21.58.040 for a large residential care facility requires 1 space per employee, plus 2 additional spaces. The proposed use will continue to have the same number of employees it currently has which is a total of six employees. The eight parking spaces the property provides, meets this requirement for the number of employees the operation has (6 employees requires 6 parking spaces, plus 2 additional spaces). Furthermore, since not all employees will be present at the same times, resident's guests are able to park in these parking areas.
- h) The project was not referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the project does not require an Initial Study, it does not involve lot line adjustment or a variance and the entitlement is not solely a Design Approval that requires review by the Zoning Administrator or Planning Commission.
- i) 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 PLN170532.

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 Regional 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 traffic impacts. The following report was prepared:

- "Songbird Care Homes Expansion Traffic Study Proposals, Toro Park, California" (LIB170303) prepared by Keith Higgins, Traffic Engineer, Gilroy, CA, August 11, 2017.

The above-mentioned technical report by outside consultant 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 the report and concurs with its conclusion.

- c) **Neighborhood Compatibility-** The existing use of the property is a small residential care facility for up to six elderly residents. The proposal is to expand the use to a large residential care facility for up to 12 elderly residents. The proposed use would double the capacity of elderly residents, but the use would remain relatively the same. The number of employees would not increase. The large residential care facility would continue to provide 24-hour care and supervision to elderly residents. The proposal is to have a total number of six bedrooms to accommodate two elderly residents in each room for a total of 12 beds. The facility is currently licensed by the State for six individuals and is proposed to be licensed for 12 residents. Contact with residents of the surrounding neighborhood is expected to be very limited since most the resident's basic needs are provided by the facility. Scheduled meals, programs, treatment and laundry services are provided within the house. The property is a large 2.411 acre site with an existing lot coverage of only four percent, lending sufficient area for outdoor activities, including visitation by guests of the residents within the property. On-site parking for employees and visitors is provided. The site is located next to the Steinbeck Country Equine Clinic, the Toro Park Center and residential neighborhood. The proposed large residential care facility for up to 12 elderly residents is in keeping with the vicinity. Therefore, the proposed use and minor exterior modifications would be compatible with the neighborhood.
- d) Staff conducted a site inspection on October 25, 2017 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 PLN170532.

4. **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 Regional 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 facilities are available through Cal-Water Services for water and California Utilities Service for sewage.
 - c) Staff conducted a site inspection on October 25, 2017 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 PLN170532.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on October 25, 2017 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- 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 PLN170532.
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6. **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, categorically exempts small facilities or structures and the conversions of existing facilities from one use to another, including small residential projects or commercial less than 10,000 square feet on urbanized parcels are exempt when only minor modifications, if any are made to the exterior of the structure.
- b) The conversion of a legal non-conforming guesthouse to a second unit is a conversion of small facilities or structures. The site is considered "urbanized" since the location is near the city limits of Salinas in a suburban area, inside an established neighborhood with improvements such as roads, bridges, residences, a commercial center, and other site benefits from public utilities, such as water and sewer. The site is zoned Medium Density Residential with a B-6 Zoning Overlay in a Design Control District or 'MDR/B-6-D. This zoning allows for the proposed use subject to a Use Permit. The project does not involve storage of hazardous materials (eg: oxygen) as the proposed use is for a non-medical facility.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on October 25, 2017.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project, such as location, cumulative impact, significant effect, scenic highways, hazardous waste sites or historical resources.
- e) Staff conducted a site inspection on October 25, 2017 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170532.
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7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** 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 Zoning Administrator does hereby:

1. Find the project Categorically Exempt per section 15303 of the CEQA Guidelines; and
2. Approve the Mazerik project consisting of a: 1) Use Permit and Design Approval to allow the establishment of a large residential care facility for up to twelve (12) residents to operate from a single-family residence currently functioning as a small residential care facility; and 2) an Administrative Permit to allow the conversion of a permitted legal non-conforming guesthouse into a second unit, in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

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



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **NOV 09 2017**

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 **NOV 20 2017**

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.

Monterey County RMA Planning

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

PLN170532

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN170532) consisting of a Use Permit, Design Approval and Administrative Permit allows the establishment of a large residential care facility for up to twelve (12) residents to operate from a single-family residence currently functioning as a small residential care facility and the conversion of a permitted legal non-conforming guesthouse into a second unit. The property is located at 15961 Toro Hills Avenue, Salinas (Assessor's Parcel Number 161-041-031-000), 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 17-059) was approved by the Zoning Administrator for Assessor's Parcel Number 161-041-031-000 on November 9, 2017. The permit was granted subject to 5 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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. (PD-Non-standard) State License

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall comply with the applicable State of California requirements for
Monitoring Measure: Residential Care Facilities for the Elderly (non-medical).

Compliance or Ongoing condition.
Monitoring
Action to be Performed:

5. 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. (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.

TORO HILLS AVENUE R-2.1 FEASIBILITY STUDY

15961 TORO HILLS AVENUE
SALINAS, CA 93908

PROJECT INFORMATION

PROJECT:	TORO HILLS AVENUE R2.1 FEASIBILITY STUDY
LOCATION:	15961 TORO HILLS AVENUE SALINAS, CA 93908
APN:	161-041-031-000
GENERAL LAND PLAN DISIGNATION:	-
ZONING:	O-D
OCCUPANCY:	R-2.1, NEW USE, SEE CODE ANALYSIS SHEET A201
CONSTRUCTION:	TYPE VB W/ NFPA13 AUTO SPRINKLER SYSTEM ADDED
PARCEL SIZE:	2.411 ACRES (105,032 S.F.)
BUILDING HT.:	SINGLE STORY
BUILDING AREA:	4,726 S.F.
EXISTING LOT COVERAGE:	.04% - NO PROPOSED CHANGE
GRADING:	NONE
TREE REMOVAL:	NONE
EXISTING IMPERVIOUS COVERAGE:	.12% - NO PROPOSED CHANGE

SHEET INDEX

SHT. # SHEET TITLE

TITLE

A001	COVER SHEET
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ARCHITECTURAL

A100	SITE PLAN
A200	EXISTING CONDITIONS FLOOR PLAN
A201	CODE ANALYSIS FLOOR PLAN
A401	EXTERIOR ELEVATION

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WR&D

WALD RUHNKE & DOST
ARCHITECTS LLP

2340 GARDEN ROAD, SUITE 100

MONTEREY, CALIFORNIA 93940

PHONE: 831.649.4642

FAX: 831.649.3530

WWW.WRDARCH.COM

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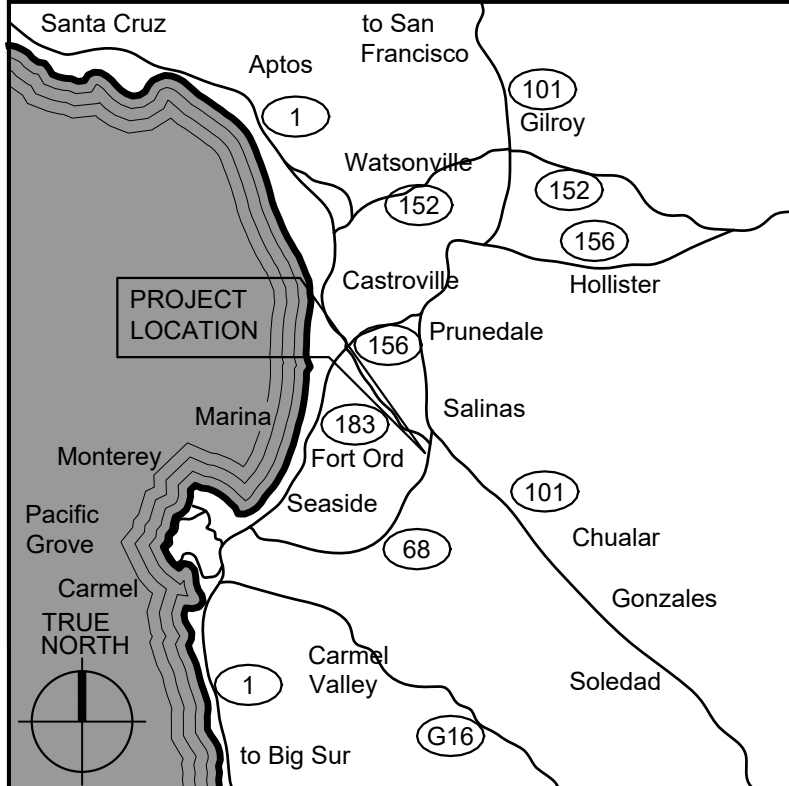
ABBREVIATIONS

& /	AND	FLASH	FLASHING	PSF	POUNDS PER SQUARE FOOT
@	ANGLE	FLR.	FLOOR(ING)	PSI	POUNDS PER SQUARE INCH
⊥	AT CENTERLINE	F.O.	FACE OF	P.T.	PARTITION
Ø	DIAMETER OR ROUND	F.O.B.	FACE OF BLOCK	P.T. DISP.	PAPER TOWEL DISPENSER
⊥	PERPENDICULAR	F.O.C.	FACE OF CONCRETE	P.V.C.	POLYVINYL CHLORIDE
#	PROPERTY LINE	F.O.F.	FACE OF FINISH	R.	RISER
#	POUND OR NUMBER	F.O.M.	FACE OF MASONRY	R.A.	RETURN AIR
A.B.S.	ANCHOR BOLT	F.O.S.	FACE OF STUD	RAD.	RADIUS
ABV.	ACRYLONITRILE BUTADIENE	F.P.	FIBERGLASS REINF. PANEL	R.D.	ROOF DRAIN
A.A.	ABOVE	F.S.	FULL SIZE	REG.	REGISTER
AC	ASPHALTIC CONCRETE	FT.	FOOT FEET	REF.	REFRIGERATOR
AC.	AIR CONDITIONING	FTG.	FOOTING	REINF.	REINFORCED
ACOUS.	ACOUSTICAL	FURR.	FURD(ING)	REQD.	REQUIRED
ADJ.	ADJUSTABLE	FUT.	FUTURE	REOMT.	REQUIREMENT
AGGR.	AGGREGATE	GA.	GAUGE/GAGE	RESIL.	RESILIENT
A.F.F.	ABOVE FINISH FLOOR	GALV.	GALVANIZED	R.H.M.S.	ROUNDHEAD MACHINE SCREW
ALUM.	ALUMINUM	G.B.	GRAB BAR	R.H.W.S.	ROUNDHEAD WOOD SCREW
ANOD.	ANODIZED	G.I.	GALVANIZED IRON	RM.	ROOM
A.P.A.	AMERICAN PLYWOOD	GL.	GLASS	R.O.	ROUGH OPENING
APPROX.	APPROXIMATE	G.L.B.	GLUE LAM BEAM	R.O.W.	RIGHT OF WAY
ARCH.	ARCHITECTURAL	GR.	GRADE(ING)	R.S.	RESAWN
A.S.	ADJUSTABLE SHELF	G.W.B.	GYP SUM WALLBOARD	RUB.	RUBBER
BD.	BOARD	H.B.	HOSE BIB	RWD.	REDWOOD
BIT.	BITUMINOUS	HBD.	HARDBOARD	R.W.L.	RAIN WATER LEADER
BLDG.	BUILDING	H.A.	HOLLOW CORE	S.	SOUTH
BLK.	BLOCK	HDR.	HEADER	S.B.	SOLID BLOCKING
BLKG.	BLOCKING	HDWR.	HARDWARE	S.C.	SOLID CORE
BM.	BENCH MARK	H.M.	HOLLOW METAL	SCHD.	SCHEDULE
BOT.	BOTTOM	HORZ.	HORIZONTAL	S.A.	STORM DRAIN
BRG.	BEARING	H.S.	HEAVY SHEET	SECT.	SECTION
BTWN.	BETWEEN	HT.	HEIGHT	SERV.	SERVICE
B.U.R.	BUILD-UP ROOFING	HTG.	HEATING	S.F.	SQUARE FOOT
B.W.	BOTH WAYS	H.W.	HOT WATER	S.G.	STAIN GRADE
CAB.	CABINET	HWD.	HARDWOOD	SH	SHED/SHELVE/ING
C.B.	CATCH BASIN	HVAC.	HEATING/VENTILATING/AIR	SHWR.	SHOWER
CBG.	CALIFORNIA BUILDING CODE	I.C.C.	INTERNATIONAL CODE	SHT.	SHEET
CEM.	CEMENT	ID.	INSIDE DIAMETER	SHT'G	SHEATHING
CER.	CERAMIC	INCL.	INCLUDE(D) (ING)	SIM.	SIMILAR
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	INSUL.	INSULATE(D) (ING)	S.S.	STAINLESS STEEL SERVICE
C.F.	CUBIC FEET	INV.	INVERT	S.S.D.	SEE STRUCTURAL DRAWINGS
C.I.	CAST IRON	JAN.	JANITOR	S.M.	SHEET METAL
C.J.	CONTROL JOINT	J.H.	JOIST HANGER	S.M.S.	SHEET METAL SCREW
CL.	CLOSET	JT.	JOINT	SPEC.	SPECIFICATION
CLG.	CEILING	KIT.	KITCHEN	SQ.	SQUARE
CLAG.	CAULKING	L.	LENGTH	STD.	STANDARD
CLR.	CLEARANCE	LAM.	LAMINATE	STAG.	STAGGERED
C.M.U.	CONCRETE MASONRY UNIT	LAV.	LAVATORY	STOR.	STORAGE
COL.	COLUMN	L.B.	LAG BOLT	STRUCT.	STRUCTURAL
COMP.	COMPOSITION	L.C.	LOCATION	SUSP.	SUSPENDED
CONC.	CONCRETE	L.V.L.	LAMINATED VENEER LUMBER	SYM.	SYMMETRY(CAL)
CONN.	CONNECTION	L.W.	LIGHTWEIGHT	SYS.	SYSTEM
CONSTR.	CONSTRUCTION	MAS.	MASONRY	T.	TREAD
CONT.	CONTINUOUS	MAT.	MATERIAL(S)	T.B.	TOWEL BAR
COR.	CORRUGATED	MAX.	MAXIMUM	T.B.D.	TO BE DETERMINED
C.O.T.G.	CLEAN-UP TO GRADE	M.B.	MACHINE BOLT	T.C.	TOP OF CURB
CSMT.	CASEMENT	M.C.	MACHINE CABINET	TEL.	TELEPHONE
CSWK.	CASEWORK	M.H.	MAN HOLE	TEMP.	TEMPERED
C.T.	CERAMIC TILE	M.E.	MECHANICAL	T.E.N.	TYPICAL EDGE NAILING
CTR.	COUNTER	M.F.	MEMBRANE	T & G	TONGUE & GROOVE
CTSK.	COUNTERSINK	MFR.	MANUFACTURE(ER)	THK.	THICKNESS
C.Y.	CUBIC YARD	MEZ.	MEZZANINE	THRESH.	THRESHOLD
DBL.	DOUBLE	MIR.	MIRROR	T.I.	TRUSS JOIST INTERNATIONAL
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS	T.O.	TOP OF
DET.	DETAIL	M.LDG.	MOLDING/MOULDING	T.O.J.	TOLLET PAPER HOLDER
DF.	DRINKING FOUNTAIN	M.I.W.	MALLEABLE IRON WASHER	T.O.P.	TOP OF PAVEMENT
D.F.	DOUBLE HUNG	MTD.	MOUNTED	T.V.	TELEVISION
D.G.	DECOMPOSED GRANITE	MULL.	MULLION	T.W.	TOP OF WALL
D.H.	DIAPHRAGM	N.	NORTH	TYP.	TYPICAL
D.I.A.	DIAMETER	N.	NORTH	U/L	UNDERWRITER'S LABORATORY
DIMEN.	DIMENSION	N.	NORTH	U.N.O.	UNLESS NOTED OTHERWISE
DISP.	DISPENSER/DISPOSER	N.	NORTH	U.R.	UNLESS OTHERWISE NOTED
DOWN	DOWN	N.	NORTH	V.I.F.	VERIFY IN FIELD
DR.	DOOR	N.	NORTH	W.	WEST/WIDTHWIDE
DRWG.	DRAWING	N.	NORTH	W.	WITH
D.S.B.	DRILL, STRENGTH B GRADE (GLASS)	N.	NORTH	W.C.	WATER CLOSET
D.S.	DOWNSTAIR	N.	NORTH	WD.	WOOD
DWR.	DRAWER	N.	NORTH	WDW.	WINDOW
D.W.	DISH WASHER	N.	NORTH	W.H.	WATER HEATER
E.	EAST	N.	NORTH	WI.	WOODWORK INSTITUTE
EA.	EACH	N.	NORTH	WO.	WITHOUT
E.J.	EXPANSION JOINT	N.	NORTH	W.P.	WATERPROOF(ING)
ELEV.	ELEVATION, ELEVATOR	N.	NORTH	W.R.	WATER RESISTANT
ELEC.	ELECTRICAL	N.	NORTH	W.S.	WOOD SCREW
EMER.	EMERGENCY	N.	NORTH	WSC.	WAINSCOT
ENCL.	ENCLOSURE	N.	NORTH	WT.	WEIGHT
EQUIP.	EQUIPMENT N.I.C. W/ WITH	N.	NORTH	W.W.M.	WELDED WIRE MESH
EW.C.	ELECTRIC WATER COOLER	N.	NORTH		
EX.	EXISTING	N.	NORTH		
EXH.	EXHAUST	N.	NORTH		
EXP.	EXPOSED/EXPANSION	N.	NORTH		
EXT.	EXTERIOR	N.	NORTH		
F.A.	FIRE ALARM	N.	NORTH		
FAST.	FASTENER	N.	NORTH		
F.A.	FLAT BAR	N.	NORTH		
F.D.	FLOOR DRAIN	N.	NORTH		
FE.C.	FIRE EXTINGUISHER CABINET	N.	NORTH		
F.F.	FINISH FLOOR	N.	NORTH		
F.G.	FINISH GRADE	N.	NORTH		
FND.	FOUNDATION	N.	NORTH		
F.E.	FIRE EXTINGUISHER	N.	NORTH		
FIN.	FINISHED	N.	NORTH		
F.H.M.S.	FLATHEAD MECHANICAL	N.	NORTH		
F.H.W.S.	FLATHEAD WOOD SCREW	N.	NORTH		

LEGEND

	EARTH
	ROCK
	SAND, MORTAR, PLASTER
	CONCRETE BLOCK
	CAST-IN-PLACE (C.I.P.) CONCRETE
	(E) STUD WALL
	(N) STUD WALL
	(E) STUD WALL TO BE REMOVED
	SOUND INSULATED STUD WALL
	METAL
	WOOD FINISH
	WOOD FRAMING CONTINUOUS MEMBER
	WOOD BLOCKING
	PLYWOOD
	GYP SUM WALLBOARD
	A.C. PAVING

LOCATION MAP



SYMBOLS

	DOOR SYMBOL
	WINDOW SYMBOL
	KEY TAG
	DEMOLITION TAG
	MATCH LINE
	WORK POINT, DATUM POINT OR CONTROL
	VERTICAL OR HORIZONTAL DIAPHRAGM KEY
	SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
	DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
	FINISH GRADE (SPOT) ELEVATION SURFACE
	EXISTING GRADE (SPOT) ELEVATION SURFACE
	PROPERTY LINE
	REVISION

PROJECT TEAM

OWNER

MATT MAZERIK
15961 TORO HILLS AVENUE
SALINAS, CA 93908
ph: (831) 375-0665 fx: (831) 375-1624
Email: mattmazerik@gmail.com
Contact: MATT MAZERIK

ARCHITECT

WALD, RUHNKE & DOST ARCHITECTS, LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CA 93940
ph: (831) 649-4642 fax: (831) 649-3530
Email: loub@wrddarch.com
Contact: LOU BARTLETT

APPLICABLE BUILDING CODES & STANDARDS

2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2016 CALIFORNIA RESIDENTIAL CODE (CRC), PART 2.5, TITLE 24 C.C.R.
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2016 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2016 CALIFORNIA GREEN STANDARDS CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2016 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2016 EDITION

TORO HILLS AVENUE
R2.1 FEASIBILITY STUDY

MATT MAZERIK
15961 TORO HILLS AVENUE
SALINAS, CA 93908

JOB NO.:

17054

PRINT DATE:

PLOT DATE: 8.15.2017

DRAWN BY:

CHECKED BY:

SET ISSUED:

DELIVERABLE 6/5/17

SITE PLAN 7/25/17

SHEET NAME:

COVER SHEET

SHEET NO.:

A001

FILE NAME: 17054-A001

APN: 161-041-031-000

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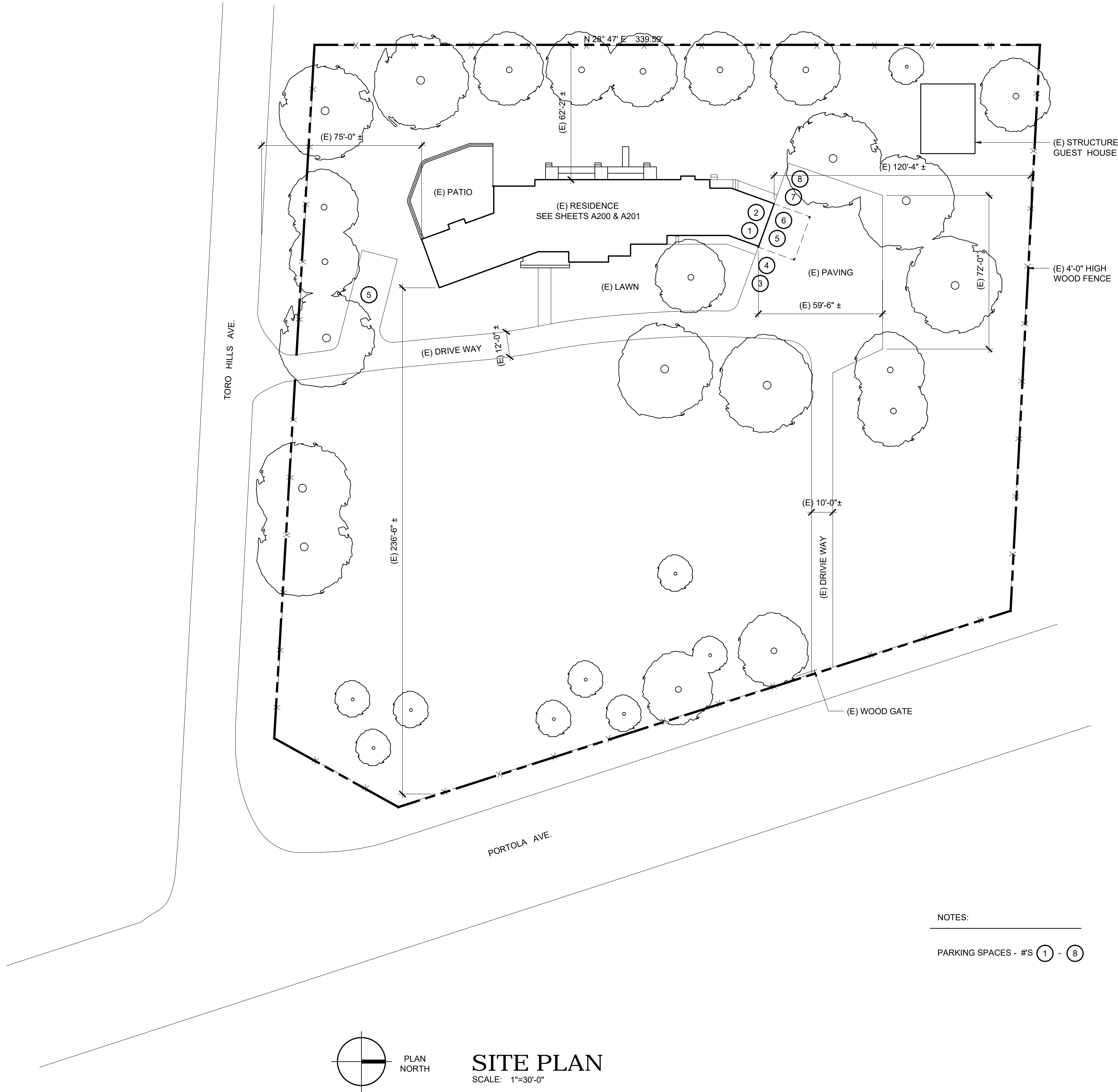
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SITE PLAN

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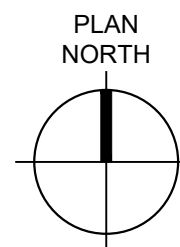
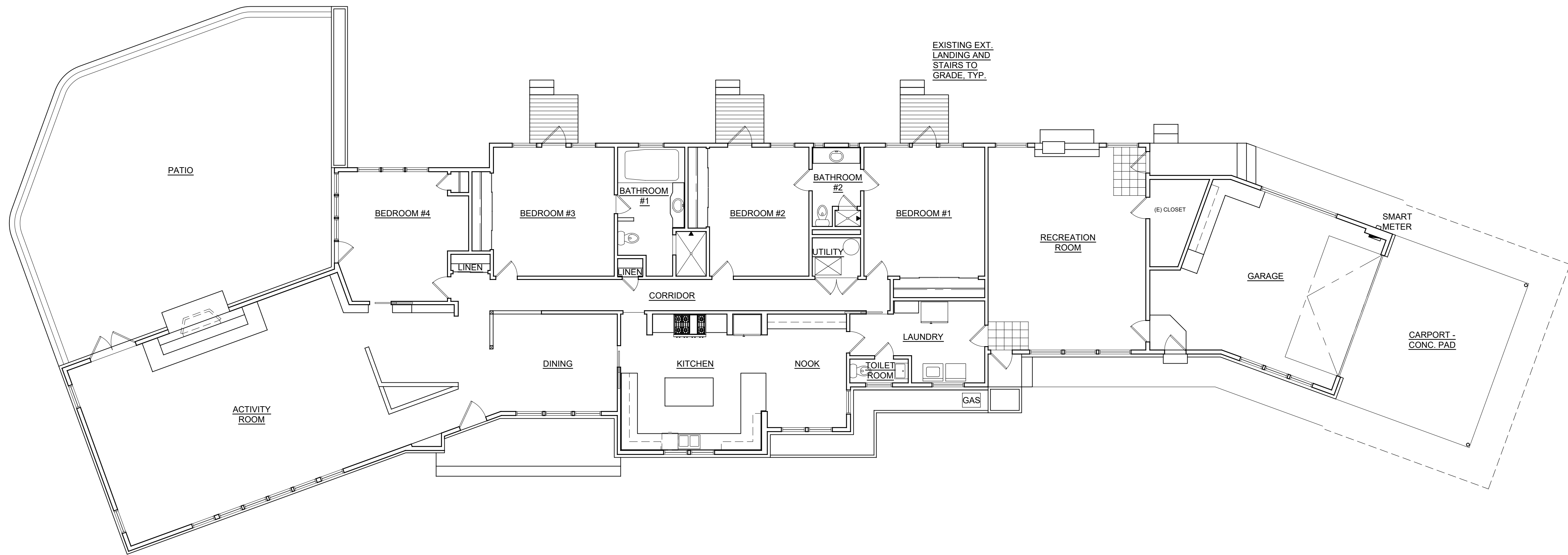
A100

FILE NAME: 17054-A100



NOTES:

PARKING SPACES - #S (1) - (8)



EXISTING CONDITIONS FLOOR PLAN

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

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SALINAS, CA 93908

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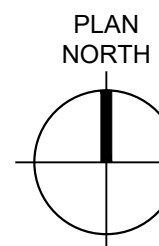
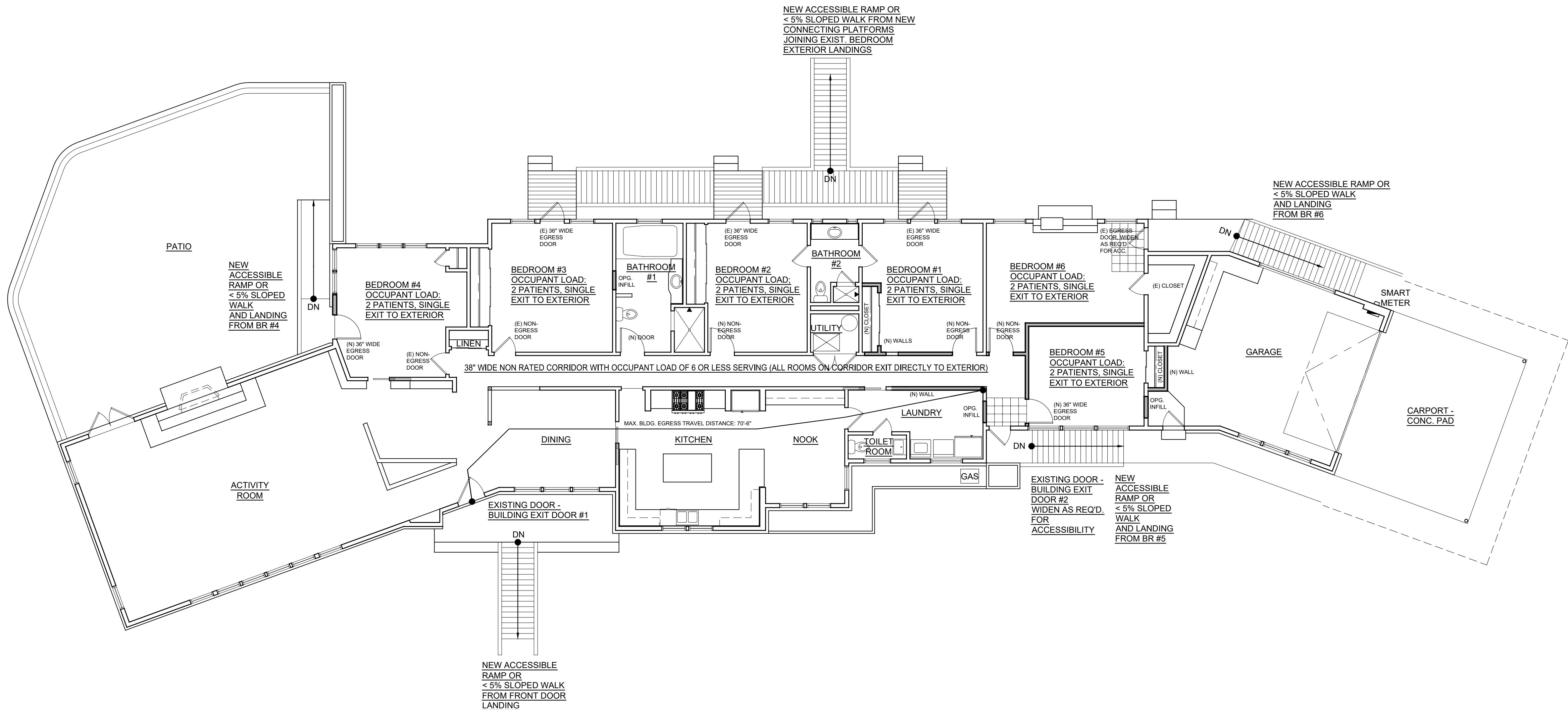
SHEET NAME:

EXISTING
CONDITIONS
FLOOR PLAN

SHEET NO.:

A200

FILE NAME: 17054-A200



CODE ANALYSIS FLOOR PLAN

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

CODE ANALYSIS

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

- 3.2 302 OCCUPANCY CLASSIFICATION:
- 3.2.1 EXISTING OCCUPANCY BASED ON CURRENT USE: R-2
- 3.2.2 PROPOSED OCCUPANCY BASED ON PROPOSED NEW USE: R-2.1

CHAPTER 4 DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (FOR PROPOSED OCCUPANCY R2.1)

- 4.1 435 SPECIAL PROVISIONS FOR GROUP R2.1:
- 4.1.1 BUILDING HEIGHT AND AREA (435.3) PER TABLE 503, SEE CHAPTER 5
- 4.1.2 TYPE OF CONSTRUCTION (435.4): FIRE RESISTANCE-RATED CONSTRUCTION PROVISIONS:
- 4.1.2.1 SMOKE BARRIERS - THE BUILDING IS LESS THAN 22,500 S.F. THEREFORE CONTAINS ONE SMOKE COMPARTMENT, SMOKE PARTITIONS ARE NOT REQUIRED
- 4.1.2.2 INDEPENDENT EGRESS: TWO MEANS OF EGRESS REQUIRED FROM EACH SMOKE COMPARTMENT THEREFORE 2 MEANS OF EGRESS REQUIRED FROM THE BUILDING, SEE FLOOR PLAN FOR EXIT #1 AND EXIT #2.
- 4.1.3 FIRE PROTECTION SYSTEM PROVISIONS (435.7):
- 4.1.3.1 AUTOMATIC SPRINKLER SYSTEM PER SECTION 903 REQUIRED
- 4.1.3.2 SMOKE ALARM SYSTEM PER SECTION 907.2.11.2 REQUIRED
- 4.1.4 MEANS OF EGRESS PROVISIONS (435.8):
- 4.1.4.1 TWO EXITS MINIMUM, SEE FLOOR PLAN FOR EXIT #1 AND EXIT #2.
- 4.1.4.2 EXIT EGRESS THROUGH ADJOINING DWELLING UNITS IS NOT PERMITTED, SEE FLOOR PLAN FOR EXIT ARRANGEMENT
- 4.1.4.2 MEANS OF EXIT SHALL NOT PASS THRU INTERVENING ROOMS EXCEPT (OPEN) KITCHENS THAT ARE NOT SEPARATE ROOMS, SEE FLOOR PLAN FOR EXIT ARRANGEMENT
- 4.1.4.3 CORRIDORS:
- 4.1.4.3.1 COMPLY WITH SECTION 1018.1 (1020.1) - PER TABLE 1020.1 R-2.1 CORRIDORS SERVING 6 OR LESS, NO RATING IS REQUIRED, SEE FLOOR PLAN FOR CORRIDOR SERVING 6 OR LESS
- 4.1.4.3.3 36" MIN. WIDTH FOR CORRIDOR SERVING OCCUPANT LOAD OF 10, SEE FLOOR PLAN FOR CORRIDOR WIDTH GREATER THAN 36"

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS (FOR PROPOSED OCCUPANCY R2.1)

- 5.1 501 GENERAL:
- 5.1.1 ADDRESS NUMBERS REQUIRED, SEE FLOOR PLAN FOR NUMBERS
- 5.2 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS: AS REQUIRED PER 504 AND 506 UNLESS MODIFIED IN CHAPTER 4, NO MODIFICATIONS IN CHAPTER 4
- 5.3 504 BUILDING HEIGHT AND NUMBER OF STORIES: DETERMINED (504.1) BASED ON CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION AND TYPE OF AUTOMATIC SPRINKLER SYSTEM.
- 5.3.2 HEIGHT IN FEET (504.3) PER TABLE 504.3 FOR GROUP R2.1, TYPE VB: 40 FEET
- 5.3.3 NUMBER OF STORIES (504.4) PER TABLE 504.4 FOR GROUP R2.1, TYPE VB: SINGLE STORY, NO INCREASE PERMITTED
- 5.4 BUILDING AREA
- 5.4.1 DETERMINED (506.1) BASED ON CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, TYPE OF AUTOMATIC SPRINKLER SYSTEM AND BUILDING FRONTAGE
- 5.4.2 ALLOWABLE AREA (506.2) PER EQUATION 5-1 USING TABULAR AREA AND SPRINKLER TYPE FROM TABLE 506.2 FOR GROUP R2.1, TYPE VB:
- ALLOWABLE AREA = 18,000 + (0 X FRONTAGE INCREASE) = 18,000 S.F.
- BUILDING LESS THAN 18,000 S.F. THEREFORE TYPE VB, GROUP R-2.1 W/ NFPA 13 AUTO. SPRINKLER SYSTEM O.K.

CHAPTER 6 TYPES OF CONSTRUCTION (FOR PROPOSED OCCUPANCY R2.1)

- 6.1 602 CONSTRUCTION CLASSIFICATION: EXISTING BUILDING IS TYPE V CONSTRUCTION

CHAPTER 10 MEANS OF EGRESS (FOR PROPOSED OCCUPANCY R2.1)

- 10.1 1004 OCCUPANT LOAD:
- 10.1.1 ALL DWELLING UNITS EXIT DIRECTLY TO EXTERIOR, OCCUPANT LOAD IS AT 2 PERSONS PER DWELLING UNIT: 12
- 10.1.1 OCCUPANT LOAD PER TABLE 1004.1.2: 4,702 / 200 (GROSS) = 23.51 OR 24
- 10.2 1005 MEANS OF EGRESS SIZING:
- 10.2.1 MIN. WIDTH = 0.2 INCHES X 24 = 4.8"
- 10.3 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS:
- 10.3.1 EXITS REQUIRED PER TABLE 1006.2.1: 2, SEE FLOOR PLAN FOR EXIT #1 AND EXIT #2
- 10.3.2 MAX TRAVEL DISTANCE PER TABLE 1006.2.1: 75 FEET, SEE FLOOR PLAN FOR TRAVEL DISTANCE FROM MOST REMOTE POINT IN BUILDING TO AN EXITS LESS THAN 75'
- 10.4 1009 ACCESSIBLE MEANS OF EGRESS
- 10.4.1 ALL MEANS OF EGRESS ACCESSIBLE, SEE FLOOR PLAN
- 10.5 1010 DOORS, GATES AND TURNSTILES
- 10.5.1 EGRESS DOORS SHALL BE PIVOTED OR SIDE HINGED SWINGING TYPE
- 10.5.2 SWINGING DIRECTION IN DIRECTION OF EGRESS NOT REQUIRED SINCE OCCUPANT LOAD IS LESS THAN 50
- 10.6 1020 CORRIDORS
- 10.6.1 CONSTRUCTION: PER TABLE 1020.1, IN R-2.1 CORRIDORS SERVING 6 OR LESS, NO RATING IS REQUIRED, SEE FLOOR PLAN FOR CORRIDOR SERVING 6 OR LESS
- 10.6.2 WIDTH: PER TABLE 1020.2, WITH A REQUIRED OCCUPANCY CAPACITY LESS THAN 50, MINIMUM CORRIDOR WIDTH IS 36", SEE FLOOR PLAN FOR CORRIDOR WIDTH GREATER THAN 36"
- 10.7 1030 EMERGENCY ESCAPE AND RESCUE:
- 10.7.1 SLEEPING ROOMS HAVE DIRECT EXIT DOOR OR EXIT ACCESS DOOR THAT LEADS DIRECTLY TO A YARD, EMERGENCY ESCAPE AND RESCUE OPENINGS NOT REQUIRED

TORO HILLS AVENUE R2.1 FEASIBILITY STUDY

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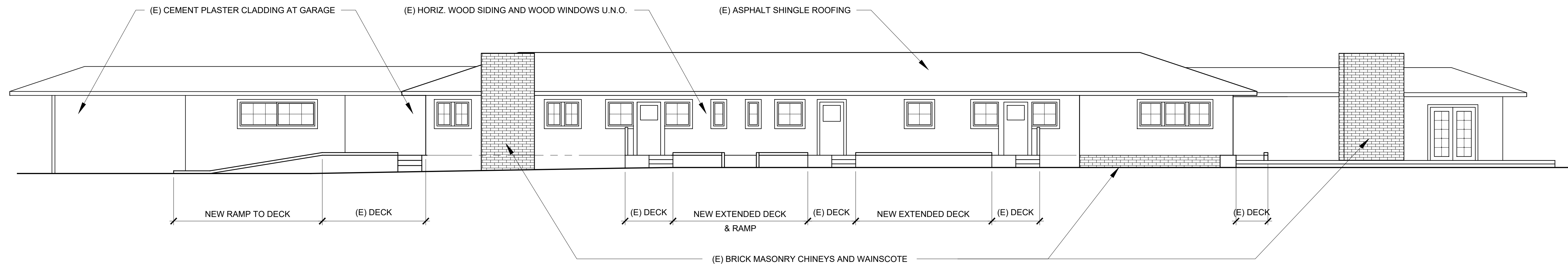
CODE
ANALYSIS
FLOOR PLAN

SHEET NO.:

A201

FILE NAME: 17054-A201

NOTE: ALL ANALYSIS BASED ON THE CONSTRUCTION CLASSIFICATION TYPE VB, OCCUPANCY GROUP R-2.1 WITH AN INSTALLATION OF AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM PER CBC 903.1.1 AND INSTALLATION OR UPGRADE FOR A SMOKE ALARM SYSTEM PER SECTION 907.2.11.2



(E) SOUTH ELEVATION WITH PROPOSED DECK AREA

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