

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

In the matter of the application of:

NATALIA S AND ERIC D HAUSSERMANN (PLN170534)

RESOLUTION NO. 18-017

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project is a new single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which does not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
- 2) Approving Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to demolish an existing shed and allow the construction of a two story 2,350 square foot two-story single family dwelling with attached 252 square foot carport; 30 square foot entry porch and 104 square foot back porch; and 2) Coastal Development Permit for the removal of five (5) Coast Live Oak trees (ranging from 8" to 14" inches in diameter).

[PLN170534, 3128 Serra Avenue, Carmel (APN: 009-082-018-000), Carmel Area Land Use Plan]

The Combined Development Permit application (PLN170534) had a public hearing before the Monterey County Zoning Administrator on March 29, 2018. 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:** **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 1982 Monterey County General Plan;
 - Carmel Area Land Use Plan
 - Monterey County Coastal Implementation Plan Part 4;
 - Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. 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 3128 Serra Avenue, Carmel (Assessor's Parcel Number 009-082-018-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D (CZ)" [Medium Density Residential/2 units per acre, Design Control District (Coastal Zone)], which allows for residential development. The proposed project includes construction of a two story 2,350 square foot two-story single family dwelling with attached 252 square foot carport; 30 square foot entry porch and 104 square foot back porch. Under the Medium Density Residential Zoning District allowable lot coverage is 35%; proposed is 22.5%. There is also an allowable floor area ratio, which is 45%; the project proposes 45%. All other site development standards (i.e., setbacks, height) within the LDR zoning district have been met. Therefore, the project is an allowed land use for this site.
- c) Coastal Administrative Permit. Pursuant to Section 20.12.040 (MCC), the first single family dwelling on a legal lot of record requires a Coastal Administrative Permit. This is the first single family dwelling on the parcel.
- d) Design Approval The Project is located within a Design Control District, pursuant to Chapter 20.44, Design Control Zoning Districts. This zoning requires design review of structures to assure protection of the public viewshed, neighborhood character, and to assure visual integrity. The neighborhood consists of smaller lots with one and two story structures. This site is one of the last empty lots within the neighborhood. This proposal is a modest addition to the neighborhood that will blend into the existing character. New colors and materials consist of beige stucco walls, brown wood windows and brown shingle roofing materials. Based on the recommendation from the LUAC to use a darker beige on the stucco walls, the colors and materials are consistent with the character of the neighborhood for this area as they will blend into the site and surrounding areas.
- e) Tree Removal The project also requires a Coastal Development Permit pursuant to Section 20.146.060.A of the Carmel Coastal Implementation Plan, because the proposal includes tree removal of five Oak trees, which are protected (ranging from 8" to 14" inches in diameter). The Carmel Coastal Implementation Plan states "Removal of native trees shall be limited to that which is necessary for the proposed development. To minimize tree removal, siting, location, size and design shall be adjusted when necessary to minimize tree removal." Originally, it was suggested the back porch be moved to the opposite side of the house to save three trees. However, due to site constraints, the soils engineer stated that whether the deck is moved or not, the trees will have to be removed for the development. The licensed arborist also confirmed these trees are considered to be in fair condition; and these trees are the smallest proposed for removal. Pursuant to 20.146.060.D.6, a Condition of Approval (Condition #16) shall require replacement of five Oak trees.
- f) The project planner conducted a site inspection on March 15, 2018 to verify that the project on the subject parcel conforms to the plans listed above.

- g) The proposed project does not include any development on slopes exceeding 30%, there is no Environmentally Sensitive Habitat Areas (ESHA) located on the site, the parcel is not located within a viewshed; and the site is not located within an archaeological sensitivity area.
- h) On December 4, 2017, the Carmel Highlands/Unincorporated Land Use Advisory Committee recommended approval of the project (4-0 vote), with a condition that a French drain be installed along the fence line of the Hassermann property next to the Randall property; lower deck wall over garage entrance to 6 ft., wall of deck to be constructed of wood not glass, and a darker sand color be used for the stucco walls of the new residence.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN170534.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, RMA - Environmental Services, RMA - Public Works, 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) The following reports have been prepared for the proposal:
 - “Tree Resource Assessment” (LIB1703456 prepared by Frank Ono, Urban Forester, Pacific Grove CA, dated July 27, 2017;
 - “Geotechnical Report” (LIB170537) prepared by Grice Engineering, Salinas, CA, dated May, 2017.

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

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Carmel Highlands 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) Necessary facilities will be provided by Cal Am for water service and the Carmel Riviera Wastewater for sewer service.

- c) See Preceding Findings #1 and #2, and supporting evidences regarding consistency and suitability of the project.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on March 15, 2018 and researched County records to assess if any violation exists on the subject property. No violations were discovered.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a), categorically exempts the construction and location of limited numbers of new small structures, such as one single-family residence, or second dwelling unit in a residential zone (a) and accessory structures including garages (e).
 - b) The project proposes the construction of a two story 2,350 square foot single family dwelling with attached 252 square foot carport; 30 square foot entry porch and 104 square foot back porch. There are no adverse environmental resources that would be affected by the new single family home.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15303, categorically exempts minor public or private alterations in the condition of land, water, and/or vegetation which does not involve removal of healthy, mature, scenic trees. The Carmel Coastal Implementation Plan states "Removal of native trees shall be limited to that which is necessary for the proposed development. To minimize tree removal, siting, location, size and design shall be adjusted when necessary to minimize tree removal." A licensed arborist confirmed the site is very constrained by protected trees, and these trees are the smallest proposed for removal.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not contain any historical resources, is not located within a scenic highway, is not located near any hazardous waste sites and will not have any cumulative impacts. .
 - e) See Preceding Findings #1, #2, #3, and #4, and supporting evidence for CEQA determination.
 - 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 PLN170534.
6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the

- Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 3 in the Carmel Area Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project includes conditional uses in the underlying zone (Coastal Development Permits), such as tree removal.

DECISION

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

1. Find that the project is a new single family residence in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and tree removal which does not involve the removal of healthy, mature, scenic trees which qualifies as a Class 4 Categorical Exemption per Section 15304. and does not meet any exceptions under Section 15300.2; and
2. Approve a Combined Development Permit consisting of 1) Coastal Administrative Permit and Design Approval to demolish an existing shed, and for the construction of a two story 2,350 square foot two-story single family dwelling with attached 252 square foot carport; 30 square foot entry porch and 104 square foot back porch; and 2) Coastal Development Permit for the removal of five (5) Coast Live Oak trees (ranging from 8" to 14" inches in diameter) , in general conformance with the attached site plan and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29^h day of March, 2018:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 30 2018.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE APR 09 2018.

(Coastal Projects)

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

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 the Monterey County Planning Department and 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. 11-06-2013

Monterey County RMA Planning

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

PLN170534

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to demolish an existing shed and allow for the construction of a 2,350 square foot two-story single family dwelling with attached 252 square foot carport; 30 square foot entry porch and 104 square foot back porch; and 2) a Coastal Development Permit for the removal of five (5) Coast Live Oak trees (ranging from 8" to 14" inches in diameter). The property is located at 3128 Serra Avenue, Carmel (Assessor's Parcel Number 009-082-018-000), Carmel Area Land Use 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number 18-017) was approved by Zoning Administrator for Assessor's Parcel Number 009-082-018-000 on March 29, 2018. The permit was granted subject to 16 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. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

4. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

6. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

7. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

8. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report prepared by Grice Engineering Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

9. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

10. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

11. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

12. WINTER INSPECTIONS - AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The owner/applicant shall schedule weekly inspections with RMA-Environmental Services during the rainy season, October 15th to April 15th, to ensure contaminants are not discharged into the Carmel Bay Area of Special Biological Significance. This inspection requirement shall be noted on the Erosion Control Plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

13. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the Resource Management Agency (RMA) for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

14. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

15. WR005 - DRAINAGE PLAN - COASTAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be routed to a non-erodible surface at the base of the bluff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

16. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed.

Pursuant to Section 20.146.060.D.6, "Replacement shall be at a rate of one tree of the same variety for each tree removed." The applicant shall replace five Oak trees. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

Prior to Final Building Permit, the applicant shall show evidence that the five trees have been planted on the site.

HAUSSERMANN RESIDENCE
3128 SERRA AVENUE
CARMEL, CALIFORNIA 93923

ISSUED / REVISED

6 OCTOBER 2017



REID LERNER ARCHITECTS
7680 MONTEREY STREET #105
GILROY, CALIFORNIA 95020
PHONE 408 842 9942
reidlerner@yahoo.com

HAUSSERMANN RESIDENCE
3128 SERRA AVENUE
CARMEL, CALIFORNIA 93923

COVER SHEET

DRAWN: LB

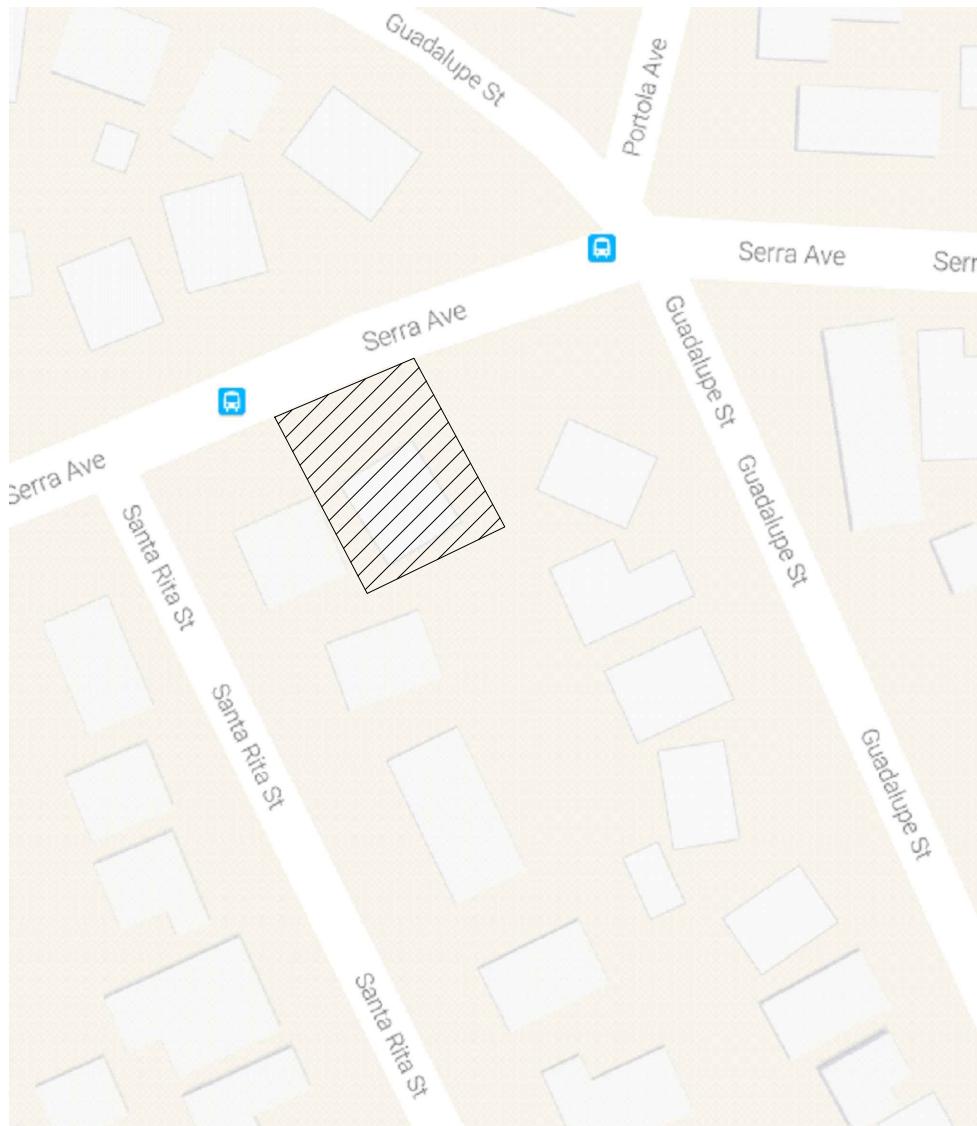
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GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS INCLUDING:
- 2016 California Building Code (CBC)
 - 2016 California Residential Building Code (CRC)
 - 2016 California Green Building Standards Code (CALGreen)
 - 2016 California Mechanical Code (CMC)
 - 2016 California Plumbing Code (CPC)
 - 2016 California Electrical Code (CEC)
 - 2016 California Fire Code with City & County Amendments (CFC)
 - CAC Title 24 Handicapped Accessibility Regulations
 - 2016 California Energy Code (CEnC)
 - Municipal Zoning Ordinances
2. OBTAIN PERMITS AND INSPECTIONS AS REQUIRED
3. INSTALL EQUIPMENT AND MATERIALS IN ACCORDANCE TO MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
4. OWNER SHALL OBTAIN CLEARANCES FROM PLANNING, ENGINEERING, AND FIRE DEPARTMENTS BEFORE THE START OF CONSTRUCTION.
5. APPROVED NUMBERS AND ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, SCAFFOLDING, BRACING AND BARRICADES AS REQUIRED.

LOCATION MAP



3128 SERRA AVENUE
CARMEL, CALIFORNIA 93923

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW SINGLE FAMILY - RESIDENCE

ASSESSOR PARCEL NUMBER: 009-082-018-000
PARCEL SIZE: 5,227+ SQUARE FEET

MAXIMUM LOT COVERAGE ALLOWED: 36%
MAXIMUM LOT COVER ALLOWED: 1,829 SQUARE FEET
PROPOSED LOT COVER: 1,175 SQUARE FEET

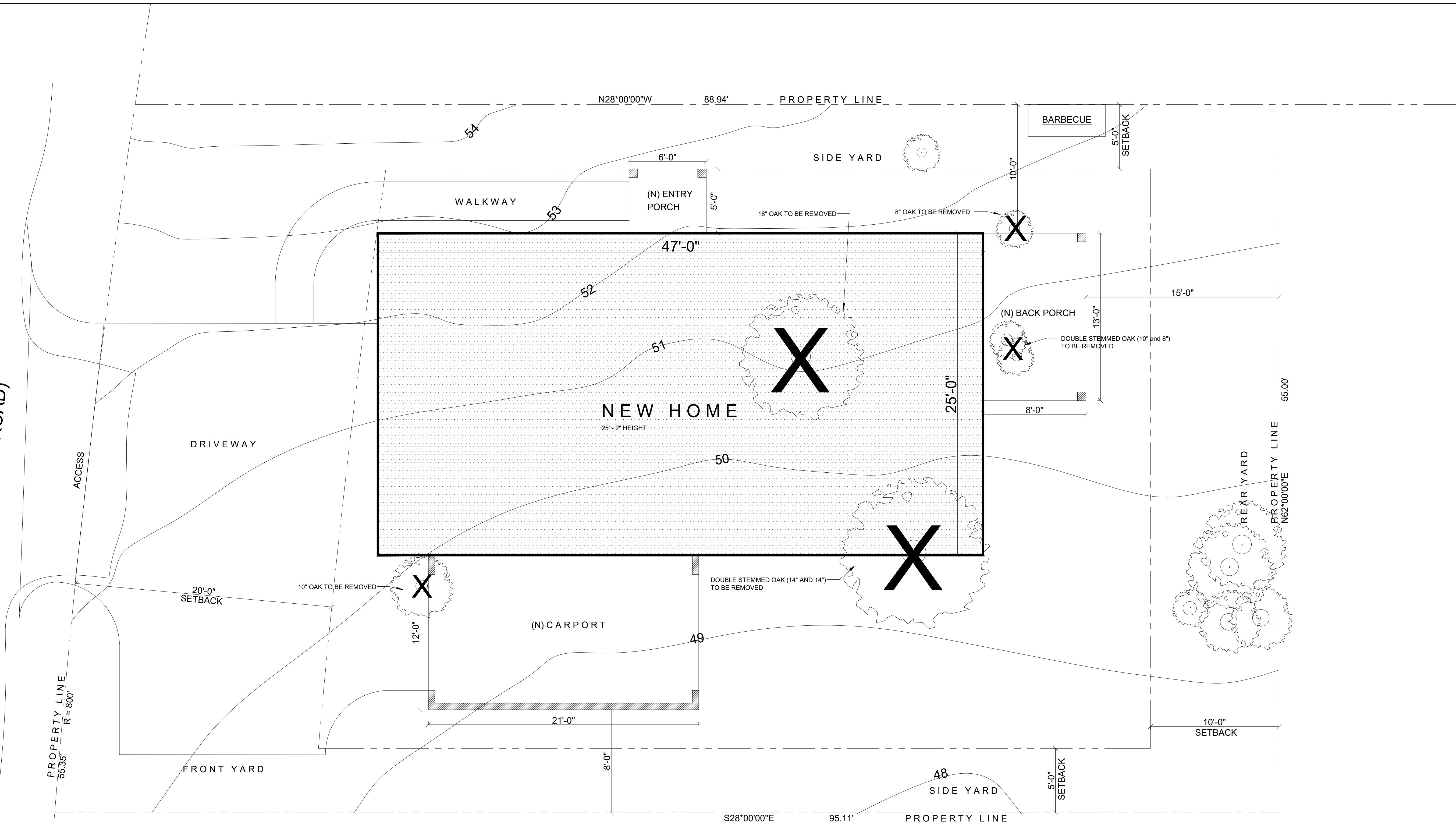
MAXIMUM FLOOR AREA RATIO: 45%
MAXIMUM FLOOR AREA ALLOWED: 2,352 SQUARE FEET
PROPOSED FLOOR AREA: 2,350 SQUARE FEET

OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES: 2 STORIES

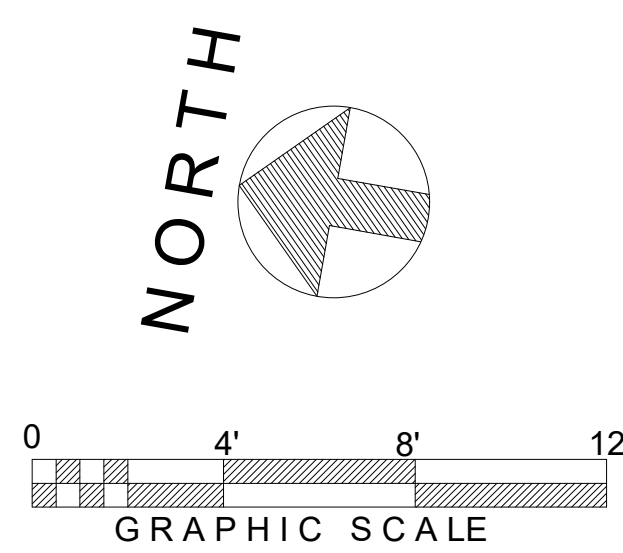
DRAWING INDEX

- ARCHITECTURAL
- A1 COVER SHEET, GENERAL REQUIREMENTS, LOCATION MAP, PROJECT DESCRIPTION & DRAWING INDEX
 - A2 PROPOSED SITE PLAN
 - A3 GROUND FLOOR PLAN
 - A4 UPPER FLOOR PLAN
 - A5 ROOF PLAN
 - A6 PROPOSED EXTERIOR ELEVATIONS
 - A7 PROPOSED EXTERIOR ELEVATIONS
 - A8 PROPOSED SECTIONS
 - A9 PROPOSED LANDSCAPE

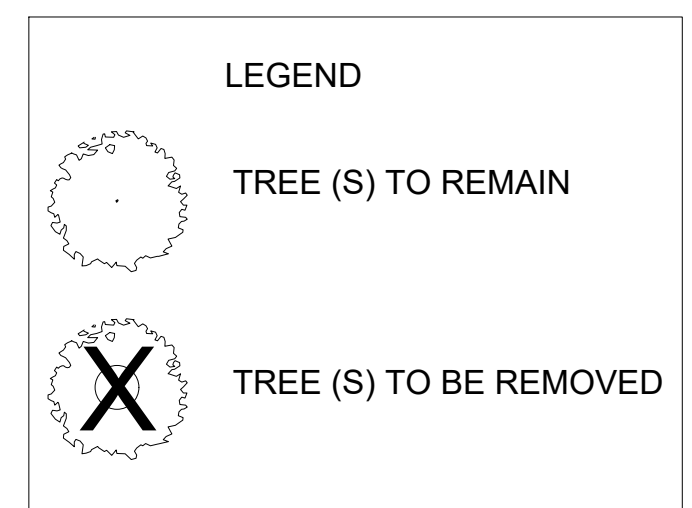
SERRA AVENUE
(A 50 FOOT WIDE COUNTY ROAD)



PROPOSED SITE PLAN



VICINITY MAP
SCALE: 1/128" = 1'-0"



3128 SERRA AVENUE, CARMEL
MONTEREY COUNTY, CALIFORNIA
APN 009-082-018-000
ZONE: MDR / 2-D (CZ)
LOT: 23

MEDIUM DENSITY RESIDENTIAL
CARMEL / UNINCORPORATED
CARMEL LAND USE PLAN
SINGLE FAMILY RESIDENCE

PARCEL SIZE: 5,227+ SF
MAXIMUM LOT COVERAGE ALLOWED: 35%
MAXIMUM LOT COVER ALLOWED = 1,829 SQUARE FEET
PROPOSED LOT COVER = 1,175 SQUARE FEET (22.5%)

MAXIMUM FLOOR AREA RATIO: 45%
MAX FLOOR AREA ALLOWED = 2,352 SQUARE FEET
PROPOSED FLOOR AREA = 2,350 SQUARE FEET (45%)

REQUIRED PARKING SPACES: 2
PROPOSED PARKING SPACES: 2
CALIFORNIA AMERICAN WATER SYSTEM

HIGHEST POINT OF NATURAL GRADE COVERED:	52'
LOWEST POINT OF NATURAL GRADE COVERED:	49'
DIFFERENCE BETWEEN THE HIGHEST AND LOWEST POINT: 3'	
3' DIVIDE BY 2=1.5'(+49'(LOWEST POINT)) = 50.5'	
AVERAGE POINT OF NATURAL GRADE COVERED BY THE BUILDING	

ISSUED / REVISED

6 OCTOBER 2017

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reidlerner@yahoo.com

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PROPOSED SITE PLAN

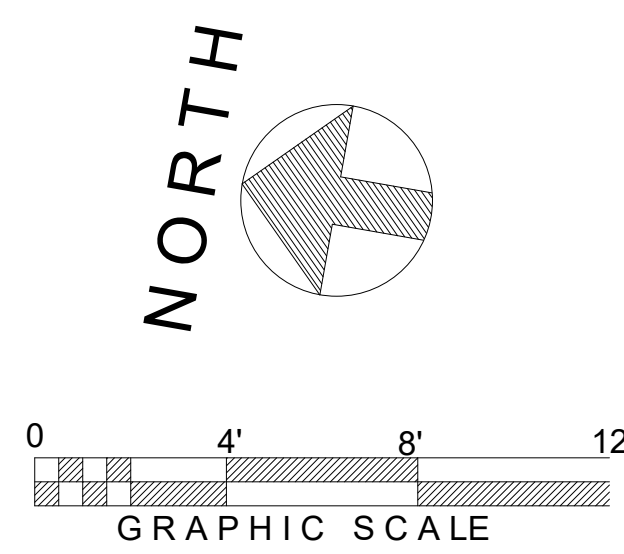
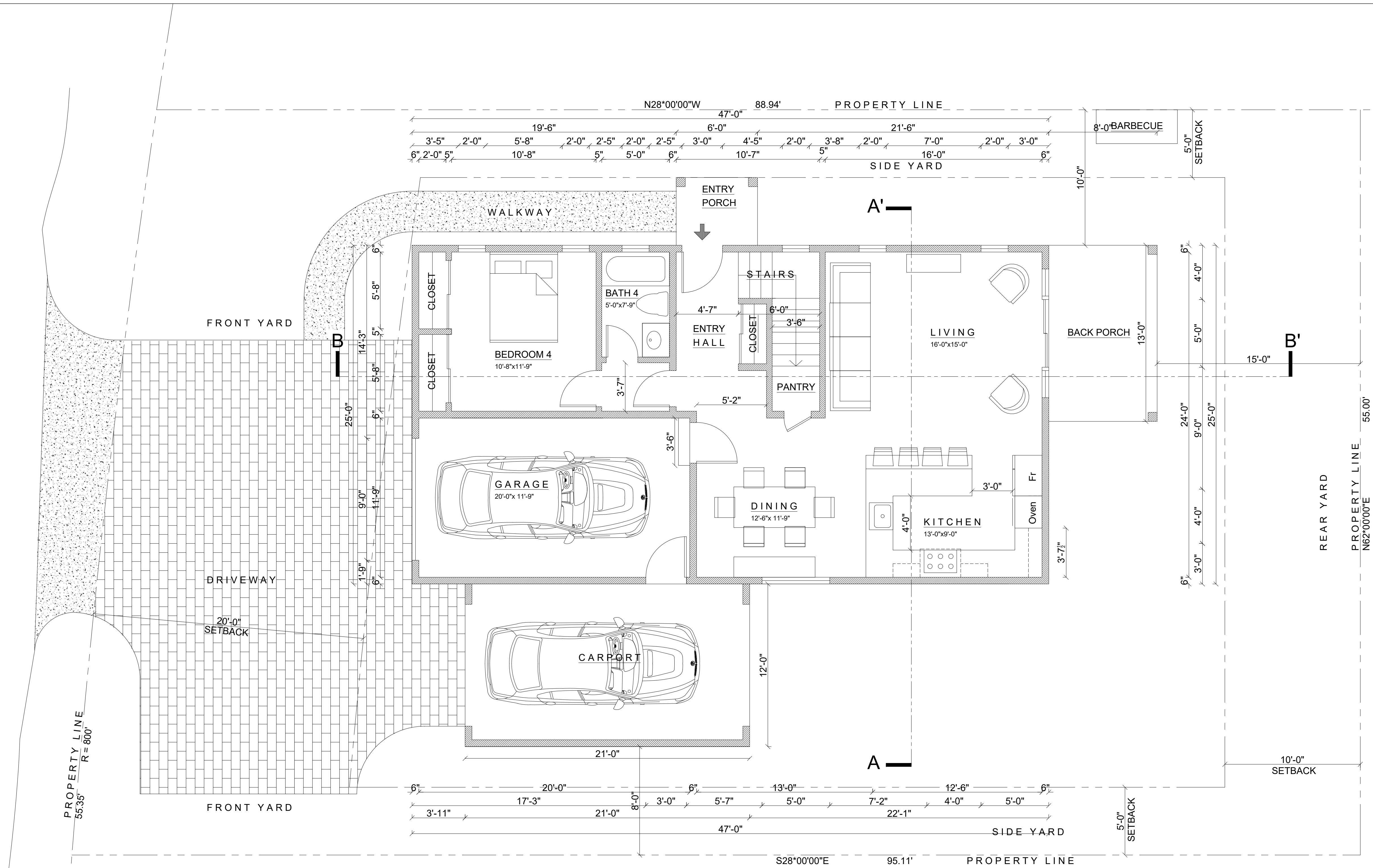
DRAWN: LB

CHECKED: RL

SCALE: 1/4" = 1'-0"

A2

SERRA AVENUE



GROUND FLOOR PLAN

3128 SERRA AVENUE, CARMEL
MONTEREY COUNTY, CALIFORNIA
APN 009-082-018-000

ZONE: MDR / 2-D (CZ)
MEDIUM DENSITY RESIDENTIAL
CARMEL / UNINCORPORATED
CARMEL LAND USE PLAN
SINGLE FAMILY RESIDENCE

PARCEL SIZE: 5,227+ SF

MAXIMUM LOT COVERAGE ALLOWED: 35%
MAXIMUM LOT COVER ALLOWED = 1,829 SQUARE FEET

PROPOSED LOT COVER
PROPOSED GROUND FLOOR AREA = 1,175 SQUARE FEET
PROPOSED CARPORT AREA = 252 SQUARE FEET
PROPOSED ENTRY PORCH = 30 SQUARE FEET
PROPOSED BACK PORCH = 104 SQUARE FEET
TOTAL PROPOSED LOT COVER = 1,561 SQUARE FEET

MAXIMUM FLOOR AREA RATIO: 45%
MAX FLOOR AREA ALLOWED = 2,352 SQUARE FEET
PROPOSED FLOOR AREA = 2,350 SQUARE FEET

ISSUED / REVISED

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GROUND FLOOR PLAN

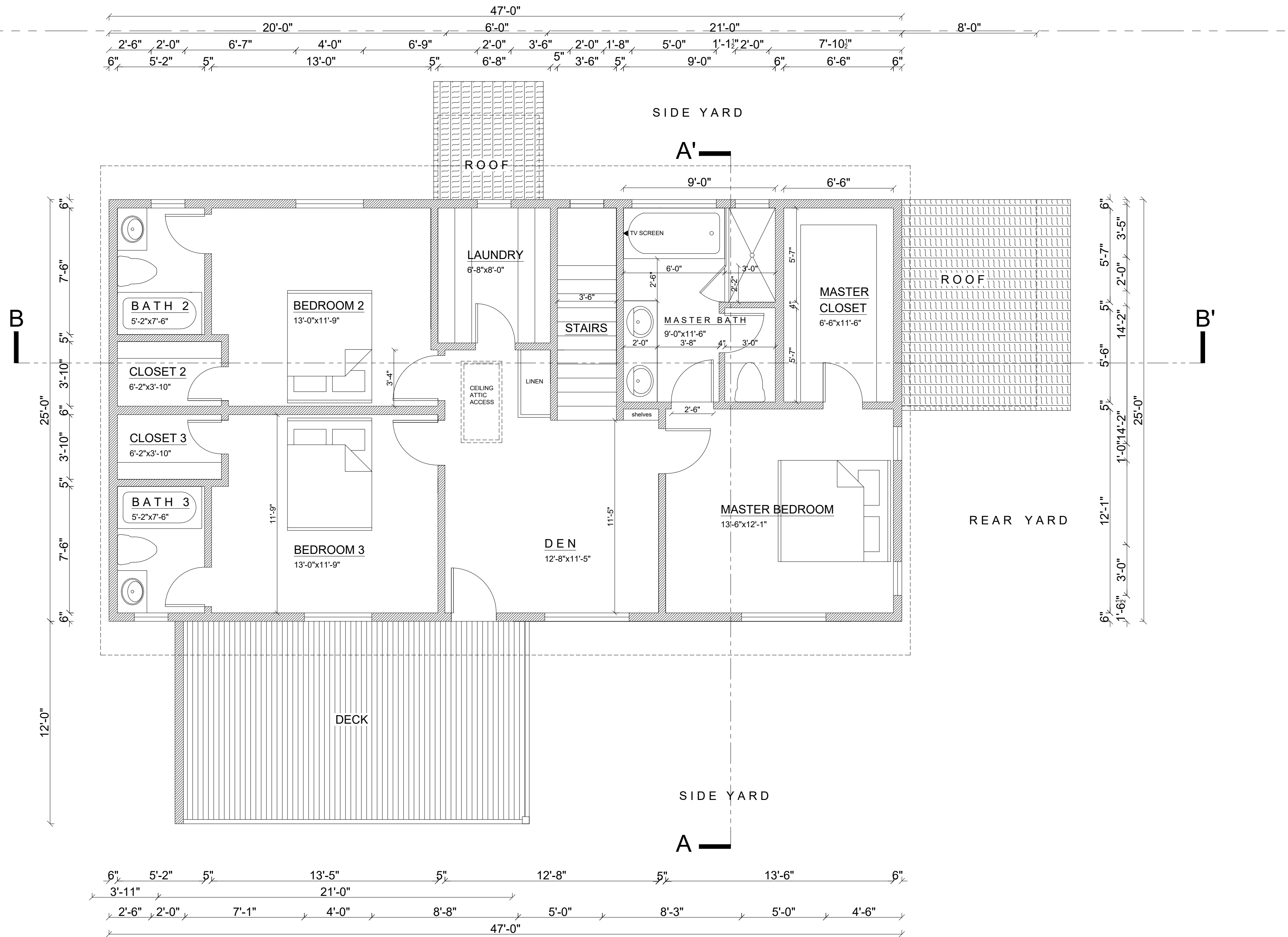
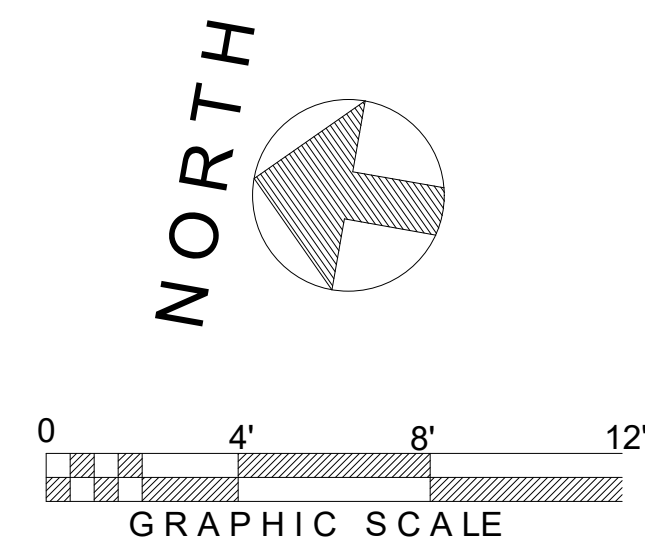
DRAWN: LB

CHECKED: RL

SCALE: 1/4" = 1'-0"

A3

SERRA AVENUE



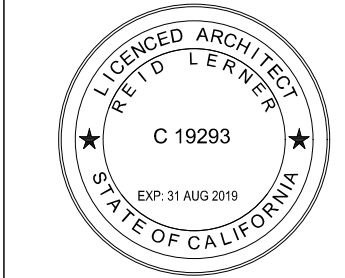
STAIR CALCULATION:
16 RISERS @ 7.75" EACH = 124" = 10'-4"

9'-0" CEILINGS TYPICAL

UPPER FLOOR PLAN

ISSUED / REVISED

6 OCTOBER 2017



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UPPER FLOOR PLAN

DRAWN: LB

CHECKED: RL

SCALE: 1/4" = 1'-0"

A4

HAUSSERMANN RESIDENCE
3128 SERRA AVENUE
CARMEL, CALIFORNIA 93923

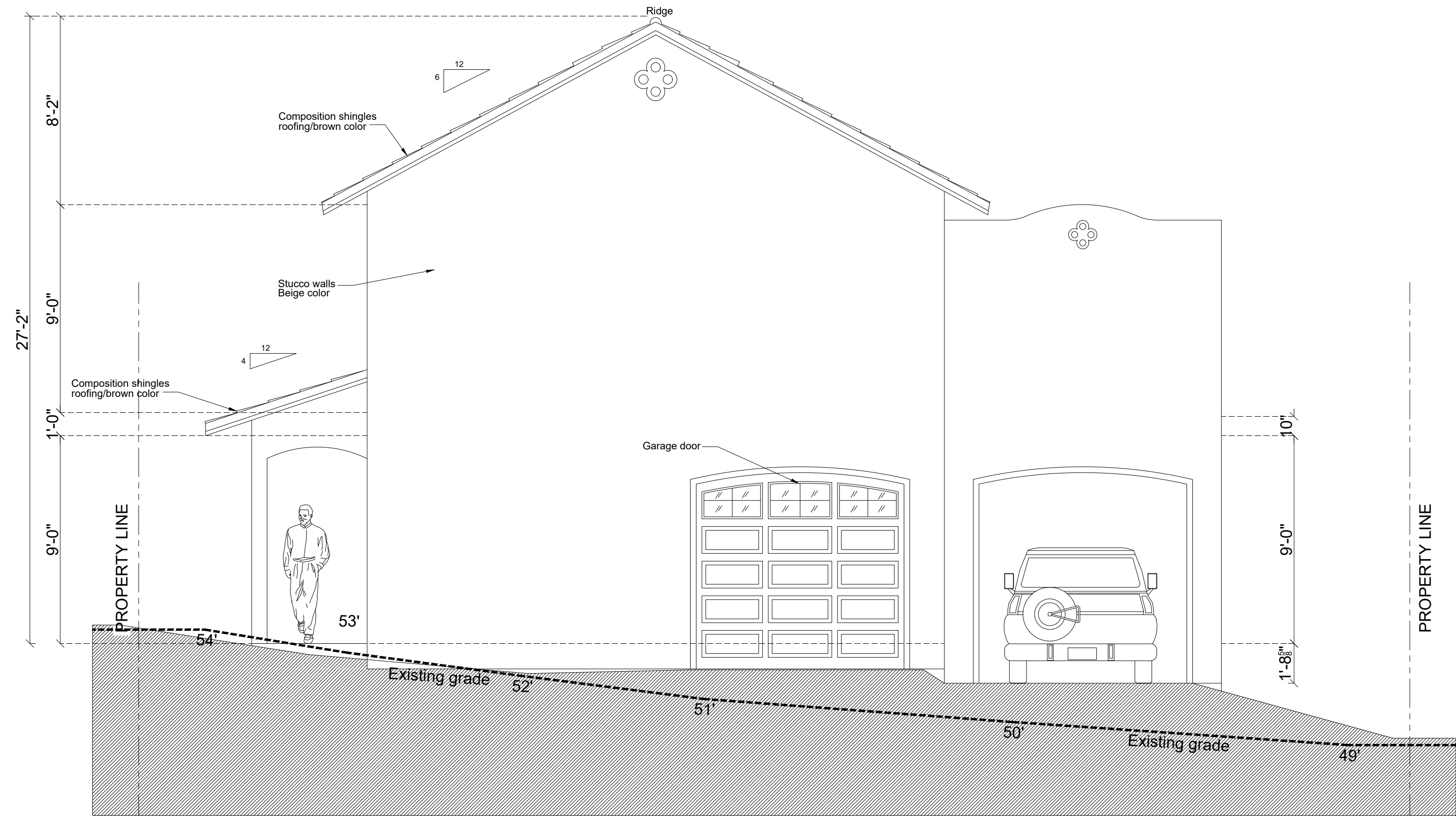
ROOF PLAN

SCALE: 1/4" = 1'-0"

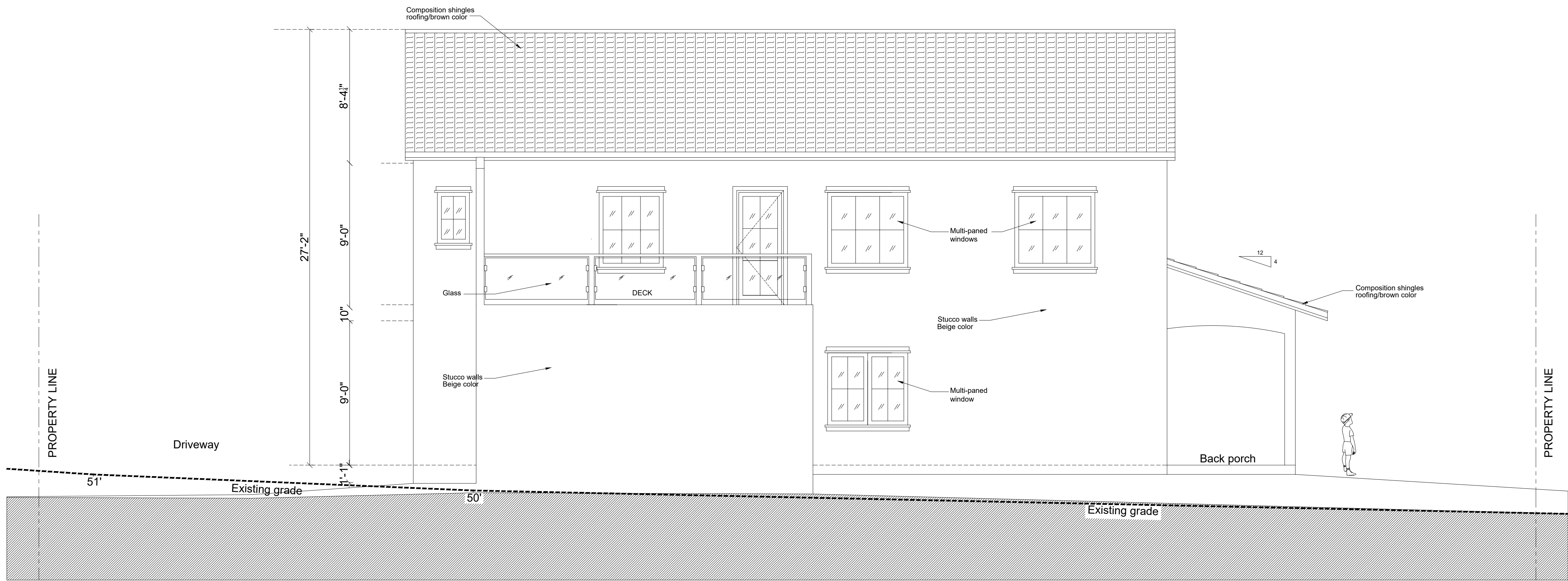
A5



MAXIMUM FLOOR AREA RATIO: 45%
MAX FLOOR AREA ALLOWED = 2,352 SQUARE FEET
PROPOSED FLOOR AREA = 2,350 SQUARE FEET



PROPOSED NORTH (FRONT) ELEVATION



PROPOSED WEST (RIGHT) ELEVATION

ISSUED / REVISED

6 OCTOBER 2017



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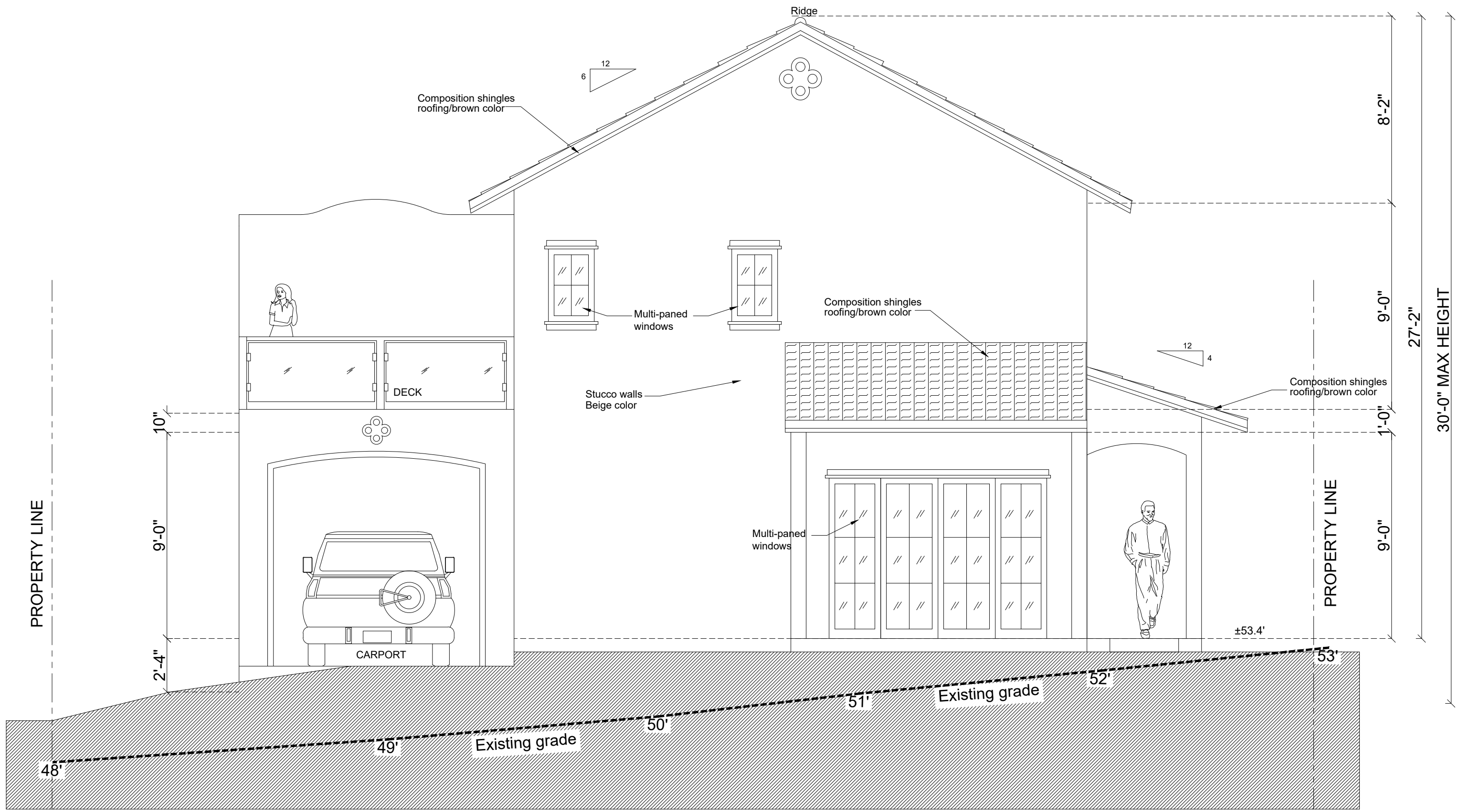
PROPOSED ELEVATIONS

DRAWN: LB

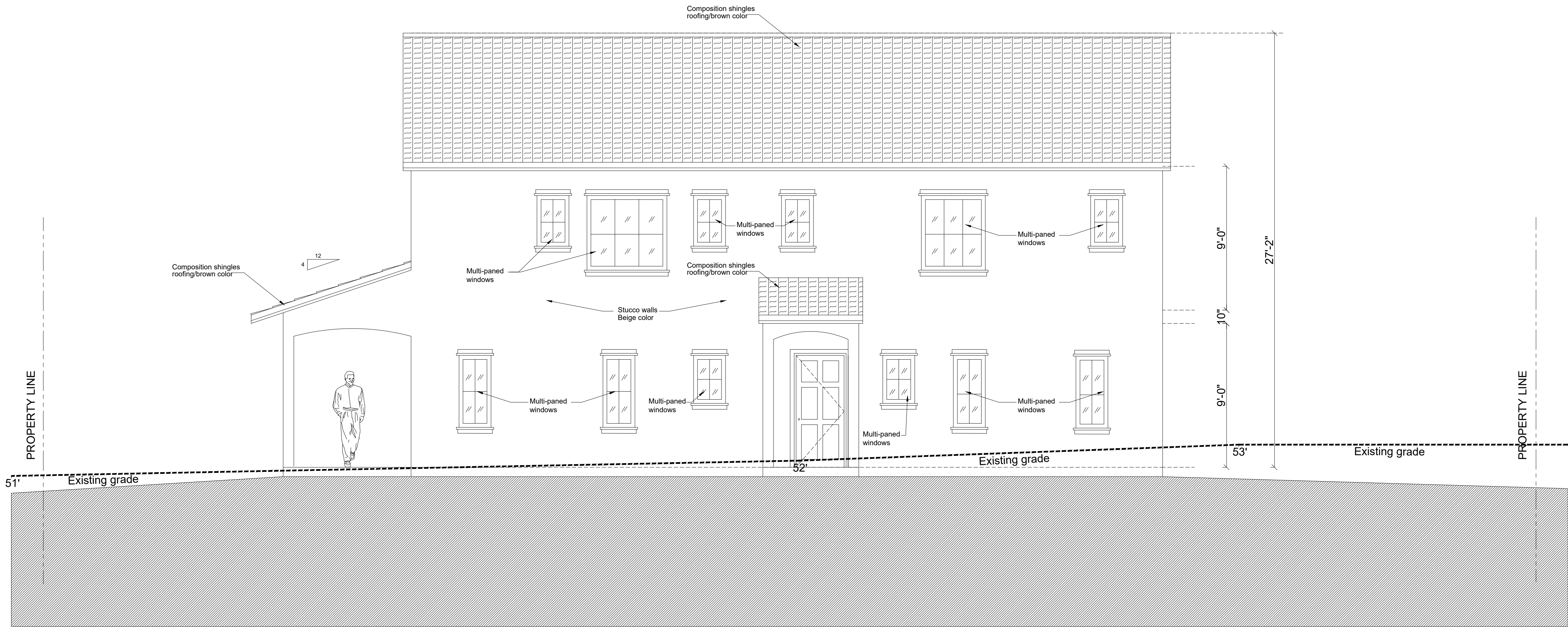
CHECKED: RL

SCALE: 1/4" = 1'-0"

A6



PROPOSED SOUTH (REAR) ELEVATION



PROPOSED EAST (LEFT) ELEVATION

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6 OCTOBER 2017



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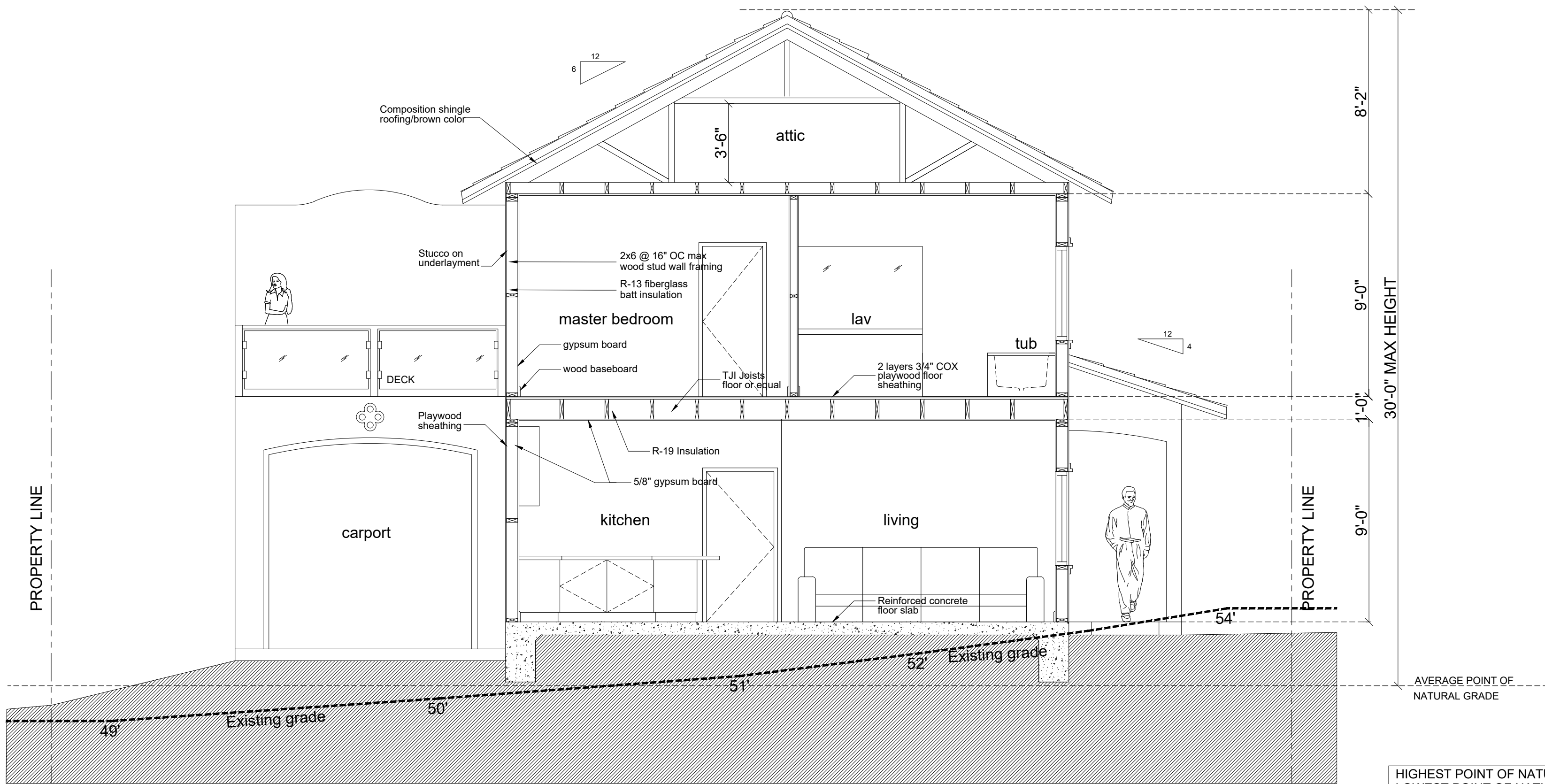
PROPOSED ELEVATIONS

DRAWN: LB

CHECKED: RL

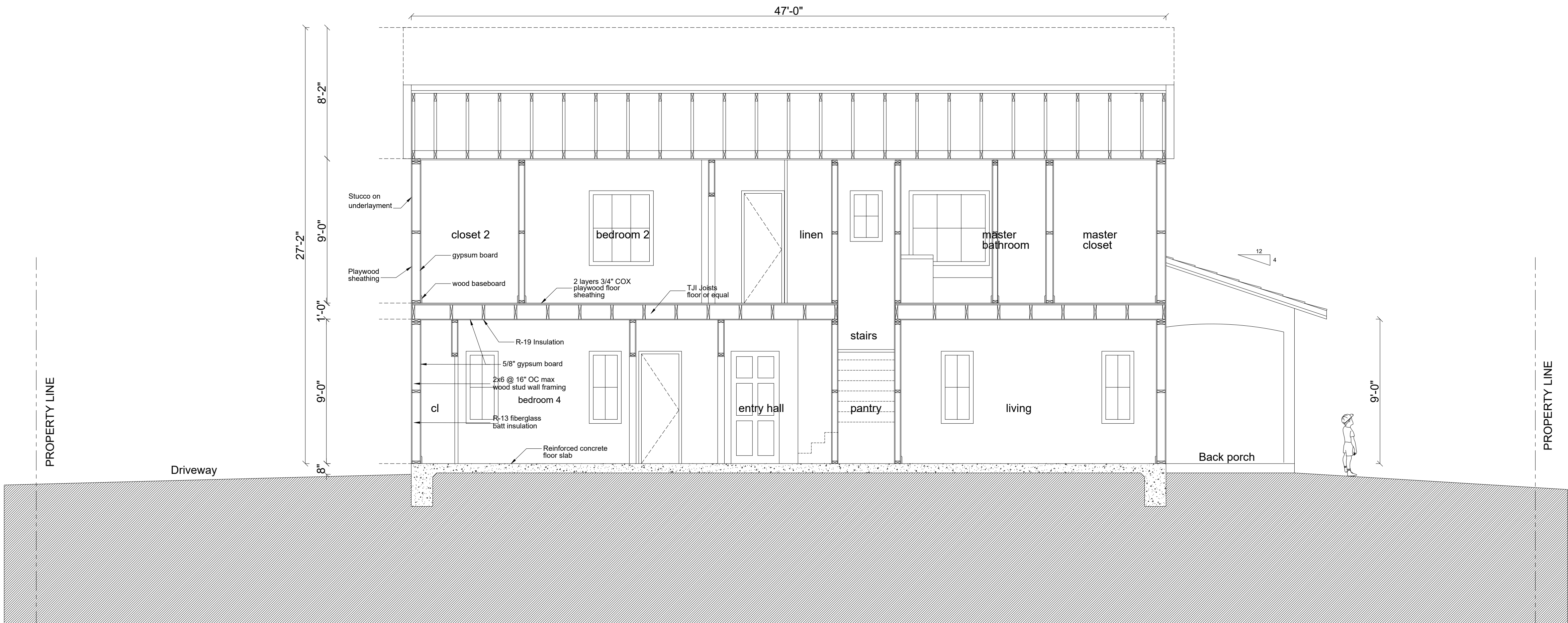
SCALE: 1/4" = 1'-0"

A7



PROPOSED SECTION A-A'

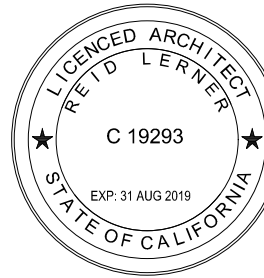
HIGHEST POINT OF NATURAL GRADE COVERED: 52'
LOWEST POINT OF NATURAL GRADE COVERED: 49'
DIFFERENCE BETWEEN THE HIGHEST AND LOWEST POINT: 3'
3' DIVIDE BY 2=1.5'(+49'(LOWEST POINT)) = 50.5'
AVERAGE POINT OF NATURAL GRADE COVERED BY THE BUILDING



PROPOSED SECTION B-B'

ISSUED / REVISED

6 OCTOBER 2017



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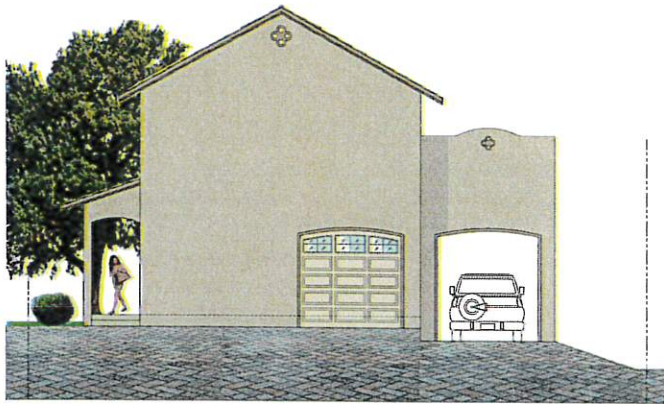
PROPOSED SECTIONS

DRAWN: LB

CHECKED: RL

SCALE: 1/4" = 1'-0"

A8



PROPOSED NORTH (FRONT) ELEVATION



PROPOSED WEST (RIGHT) ELEVATION

ISSUED / REVISED

8 OCTOBER 2017



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ELEVATION

DRAWN LB

CHECKED RL

SCALE: 1/4" = 1'-0"

A3