

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

In the matter of the application of:

TANG (PLN180169)

RESOLUTION NO. 18-053

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is an addition to a single-family dwelling which qualifies as a Class "1" Categorical Exemption pursuant to Section 15301(e) of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval to allow the construction of a 603-square foot garage; and
 - b) Coastal Development Permit for development on slopes exceeding 30% and the removal of two trees.

[PLN180169, Tang, 3284 San Luis Avenue, Carmel, Carmel Area Land Use Plan (APN:009-041-003-000)]

The Tang application (PLN180169) came on for a public hearing before the Monterey County Zoning Administrator on September 13, 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) 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)
 - b) The property is located at 3284 San Luis Avenue, Carmel, (Assessor's Parcel Number 009-041-003-000), Carmel Area Land Use Plan. The parcel is zoned Medium Density Residential/2 units per acre, with a Design Control overlay, coastal zone [MDR/2-D(CZ)]. MDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit.
 - c) The 0.37-acre (15,852-square feet) lot was created with the Map of Carmel Woods, Addition 2, Lot 32, Block 201; filed for record in the

Office of the County Recorder in Monterey County on March 28, 1927 in Volume 13, page 41, and thus is a legal lot.

- d) The project planner conducted a site visit on May 25, 2018 to verify that staking and flagging were in place and in accordance with plans.
- e) Visual Resources: The project, as proposed, is consistent with the Carmel Area LUP policies regarding Visual Resources. In the Carmel LUP, “viewshed” or “public viewshed” refers to the composite area visible from major public use areas including 17-Mile Drive views of Pescadero Canyon, Scenic Road, Highway 1 and Point Lobos Reserve. According to the Visual Sensitivity filter in Monterey County’s PBI Map Viewer, the project is outside of the “sensitive” and “highly sensitive” areas and over 700 feet west of Highway 1. Therefore, no visual resources, as defined in the LUP, would be impacted.
- f) Public Access: The project site is located west of Highway 1, in an urban, built up, residential area and is not described as an area where the LUP requires public access. As proposed, the project is in conformance with the public access and public recreation policies of the Coastal Act and LCP, and does not interfere with any form of historic public use or trust rights.
- g) Design: The project site and surrounding area are designated Design Control Zoning District (“D” zoning overlay). Pursuant to Monterey County Zoning Ordinance, Title 20, Chapter 20.44, a Design District regulates the location, size, configuration, materials, and colors of structures and fences to ensure the protection of the public viewshed and neighborhood character. The proposed exterior colors and materials will match the existing structure: concrete tile roof, white cement plaster, cedar fence, horizontal grain Douglas Fir clad garage door. The proposed exterior finishes will blend with the surrounding environment, and are consistent with other dwellings in the neighborhood and will not disrupt the overall character of the neighborhood. The project consists of the addition of a 603-square foot, two-level, two-car garage within the front setback. The first level would be completely below street level and structurally connected to the existing single family dwelling by a 78-square foot covered walkway. The second level would include a new curb and driveway (100-square feet of asphalt) with supporting retaining walls. The upper level (car garage) would be accessed by a stairwell and is shown to have two windows on the south face and one window on the west. Because of the sloped terrain, the proposed 2-car garage would be at a higher elevation than the main residence, but not significantly so. During staff’s site visit, other similar layouts (garage at higher elevation than house) were found to exist in the neighborhood. In accordance with County regulations, the project has been conditioned requiring the owner/applicant to submit an exterior lighting plan for review and approval. Compliance with this condition will ensure new lighting fixtures in the area are unobtrusive, down-lit, and harmonious with the neighborhood. Therefore, the project, as proposed, is consistent with the neighborhood character.
- h) Slopes (>30%). The proposed project meets the required findings for development on slopes in excess of 30% pursuant to Section 20.64.230 of Title 20 (see finding 3).

- i) Front yard setback exception. Pursuant to Section 20.62.040 (N) of Title 20, in cases where the elevation of the front half of the lot at a point 50 feet from the centerline of the traveled roadway is 7 feet above or below the grade of said centerline, a parking space, private garage or carport, attached or detached, may encroach into the front yard setback requirement up to 5 feet from the front line of the lot. The plans show the elevation at the centerline of roadway (San Luis Avenue) to be at 108 feet, 4 inches and the elevation at 50 feet from centerline of roadway to be 98 feet, with an elevation difference of 9 feet, 4 inches. Therefore, the subject project meets the criteria for this front yard setback exception. As such, the proposed garage would be able to encroach into the front yard setback and its doors (facing right-of-way) would require an electric garage door opener.
- j) Tree Removal. A certified arborist was retained to assess the condition of existing trees and make tree protection and/or replacement recommendations. Two trees were identified for removal: One (1) 11” Monterey pine in the right-of-way (poor health/poor structure) and one (1) 11” Coast live oak (poor health/poor structure). Removal of these trees are consistent with the development standards set forth in Section 20.146.060.D of the Carmel CIP in the following ways: their removal is the minimum amount necessary for the development, removal of unhealthy trees would support the long-term maintenance of surrounding healthy trees, and their removal would not create an adverse visual impact by exposing structures to the viewshed. The arborist does not recommend replacement because of the existing dense suppressive environment. The applicant will be required to apply for an encroachment permit for the removal of the Monterey pine. Two Coast live oak trees (one 10 inch and one 16, 16, and 18 inch multi-trunk) located near the footprint of the garage will be retained. Consistent with the recommendations of the arborist and County regulations, the project has been conditioned requiring the installation and maintenance of tree protection measures during construction activities.
- k) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project includes a Design Approval subject to review by the Zoning Administrator and because there were certain objections raised by the public. On August 6, 2018, the LUAC made a motion to approve the project, although there was a broad discussion of granting the applicant a second car garage. Prior to the LUAC meeting, staff addressed private views, tree removal and zoning inquiries via email.
- l) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180169.

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, Environmental Health

Bureau, Cypress Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. Conditions recommended by RMA-Planning, County Counsel, Public Works and RMA-Environmental Services have been incorporated. There has been no indication from these departments/agencies that the site is not suitable for the proposed development.

- b) The following reports were required for project review:
 - Geotechnical and Geologic Investigation (LIB180277), prepared by Soil Surveys Group, Inc on June 1, 2016.
 - Arborist Report (LIB180276), prepared by Maureen Hamb, on June 18, 2018.

The subject property is located within 660 feet (1/8 mile) of an active/potentially active fault. Pursuant to Section 20.146.080 (Hazardous Area Development Standards) in the Carmel CIP, a geologic report is required regardless of a parcel's seismic hazard zone when located within 1/8 mile of an active or potentially active fault and/or on slopes of greater than 30 percent. The combined Geotechnical and Geologic Investigation concluded that the site is suitable for the proposed garage. According to the report, the nearest fault is the Hatton Canyon Fault, located approximately 1.49 miles to the northeast of the subject parcel (>7,800 feet); therefore, a reduced setback from a fault is not required and meets the CA Building Code standards.

- c) An archaeological report was not required of the applicant because the subject parcel's archaeological sensitivity is moderate and is not within 750-feet of a known archaeological resource. Pursuant to the Carmel Coastal Implementation Plan, Section 20.146.090 (Archaeological Resources Development Standards), areas of moderate sensitivity with projects of 2.5 acres or larger will require a preliminary report. The subject project does not fit this criterion.
- d) Staff conducted a site inspection on May 25, 2018 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 PLN180169.

3. **FINDING:** **DEVELOPMENT ON SLOPES (>30%)** - All development on slopes of 30% or more requires a Coastal Development Permit and must meet certain criteria pursuant to Section 20.64.230.

- EVIDENCE:**
- a) The development will involve approximately 50 cubic yards of grading; however, the excavation exceeds 2 feet in depth and does not meet the exception from the exemption of a Coastal Development Permit.
 - b) There is no feasible alternative which would allow development to occur on slopes of less than 30%. The subject lot is below the street level and the remaining developable land is highly constrained by slopes and dense vegetation.
 - c) The subject project meets the coverage and density allowances in a Medium Density Residential zone and better achieves the goals, policies and objectives of the Monterey County Local Coastal Program than other development alternatives.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the 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 RMA - Planning, Cypress Fire Protection District, RMA - Public Works, RMA - Environmental Services, and the 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) Public utilities for this residence are provided by California-American Water Company and Carmel Area Wastewater District. The proposed garage would not add additional fixtures requiring water. The single-family dwelling will continue to be served by these same agencies.
 - c) The application, project plans, and related supporting materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN180169.
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 May 25, 2018 and researched County records to assess if any violation exists on the subject property- no active violations were found.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN180169.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- a) 15301 (e) 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; or 10,000 square feet. The proposed project would add an attached accessory structure to an existing single family dwelling in a medium density residential zone (MDR/2) without exceeding 50 percent of the floor area.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. An historic report provided for the review of this project, concludes that the proposed project would not impact an historic structure. Staff finds that there is adequate evidence to support finding that there are no unique circumstances for potential impact in this case.

- c) 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 PLN180169.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors but not the California Coastal Commission.

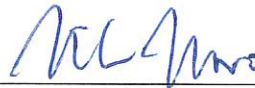
- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) establishes certain criteria by which a project may be eligible for appeal by members of the Coastal Commission; the subject project does not meet the criteria because: 1) it is not between the sea and the first through public road paralleling the sea or within 300 feet inland of the extent of any beach or of the mean high tide line of the sea where there is no beach; 2) is not in County jurisdiction located on tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff; 3) is a project involving a use listed as a principal use and does not fall within the above categories; and 4) is not a project involving development which constitutes a major public works project or a major energy facility.

DECISION

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

1. Find the project is for an addition to a single-family dwelling which qualifies as a Class 1 Categorical Exemption per Section 15301 (e) of the CEQA Guidelines, and there are no exceptions per Section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 603-square foot, two-level garage; and 2) Coastal Development Permit for development on slopes exceeding 30% and the removal of two trees.

PASSED AND ADOPTED this 13th day of September, 2018:



Mike Novo, Zoning Administrator

SEP 18 2018

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 SEP 28 2018

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE BUT IS NOT APPEALABLE TO THE COASTAL COMMISSION.

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

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

PLN180169

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180169) allows the construction of a 603-square foot garage on slopes in excess of 30% (for an approximately 100 square foot driveway). The property is located at 3284 San Luis Avenue, Carmel (Assessor's Parcel Number 009-041-003-000), 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-053) was approved by the Zoning Administrator for Assessor's Parcel Number 009-041-003 on September 13, 2018. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

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

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

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. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

7. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

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

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

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

9. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

10. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning and RMA - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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-Planning Department and the Department of Public Works 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.

11. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the geotechnical report and the approved grading and stormwater control plan. (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 professional engineer.

12. 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.

13. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from the licensed practitioner that the geotechnical recommendations have been incorporated into the grading and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

14. GRADING & STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading and stormwater control plan incorporating the recommendations from the project Geotechnical Investigation prepared by Soil Surveys Group Inc., dated June 1, 2016. The plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The plan shall also 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. (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.

15. 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.

16. 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.

17. 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.

18. 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. (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).

19. PDSP1 - NOISE REDUCTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the building plans shall be amended to include a wall on the lower level of the east elevation, near the generator, to provide a sound reduction measure for the neighboring property.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the building plans shall be amended to include a wall on the lower level of the east elevation, near the generator, to provide a sound reduction measure for the neighboring property.

16. 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.

17. 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.

18. 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. (RMA- Environmental Services)

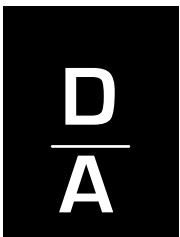
Compliance or Monitoring Action to be Performed: During construction, the owner/applicant shall schedule weekly inspections with RMA-Environmental Services in the rainy season (October 15th to April 15th).

19. PDSP001- NON-STANDARD CONDITION: NOISE REDUCTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the building plans shall be amended to include a wall on the lower level of the east elevation, near the generator, to provide a sound reduction measure for the neighboring property.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the building plans shall be amended to include a wall on the lower level of the east elevation, near the generator, to provide a sound reduction measure for the neighboring property.



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Owner:
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(415) 640-4390

Tang Residence Garage Addition

3284 San Luis Avenue
Carmel-by-the-Sea, California 93923
APN: 009-041-003

Job No.
16-03

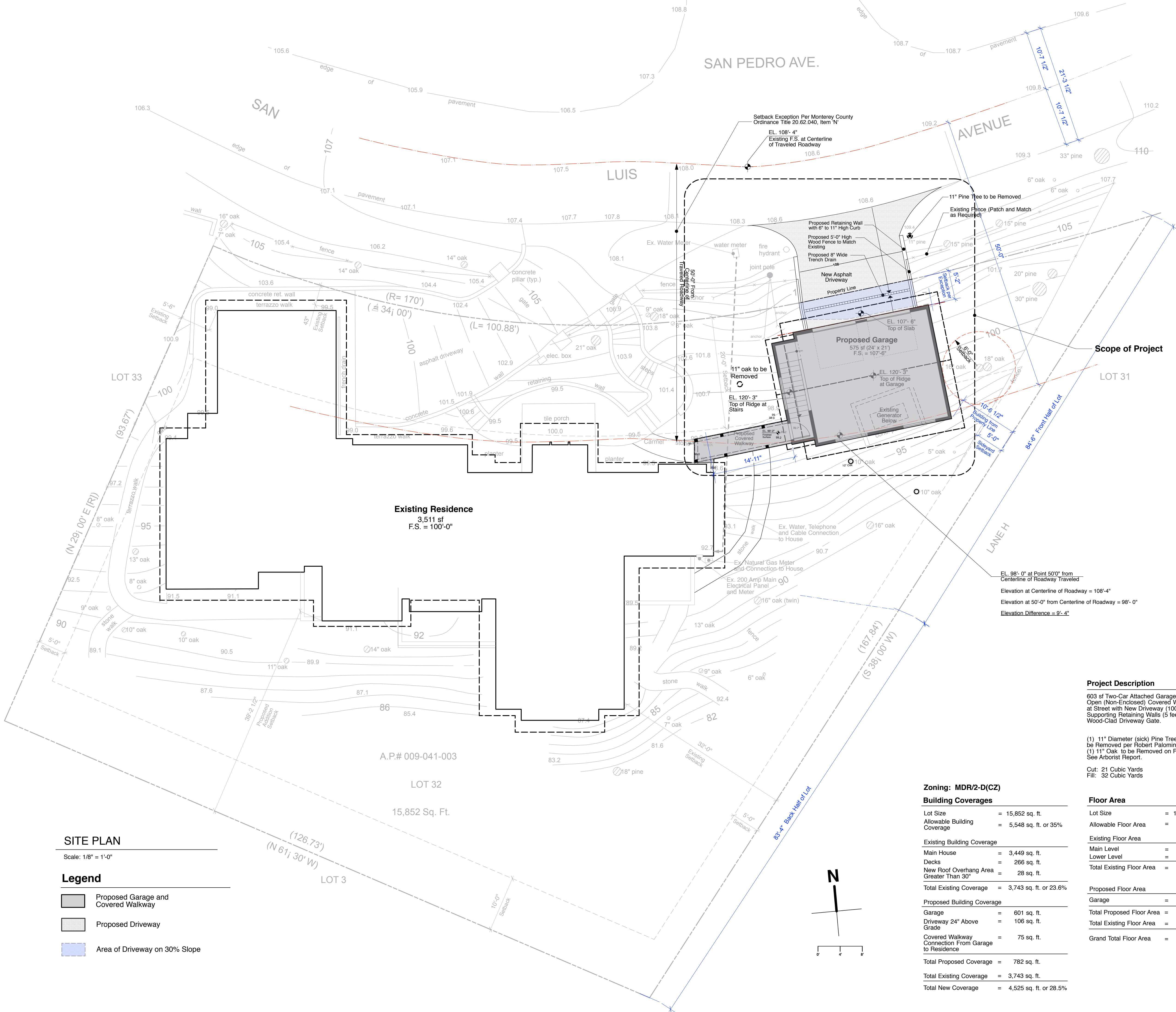
Date:
May 2, 2018

Site Plan

1/8" = 1'-0"

Sheet No.

1



SITE PLAN

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

Legend

- Proposed Garage and Covered Walkway
- Proposed Driveway
- Area of Driveway on 30% Slope

Zoning: MDR/2-D(CZ)

Building Coverages

Lot Size = 15,852 sq. ft.
Allowable Building Coverage = 5,548 sq. ft. or 35%

Existing Building Coverage

Main House = 3,449 sq. ft.
Decks = 266 sq. ft.
New Roof Overhang Area Greater Than 30" = 28 sq. ft.
Total Existing Coverage = 3,743 sq. ft. or 23.6%

Proposed Building Coverage

Garage = 601 sq. ft.
Driveway 24" Above Grade = 106 sq. ft.
Covered Walkway Connection From Garage to Residence = 75 sq. ft.

Total Proposed Coverage = 782 sq. ft.

Total Existing Coverage = 3,743 sq. ft.

Total New Coverage = 4,525 sq. ft. or 28.5%

Project Description

603 sq. ft. Two-Car Attached Garage Addition with 78 sq. ft. Open (Non-Enclosed) Covered Walkway. New Curb Cut at Street with New Driveway (100 sq. ft. Asphalt paving) with Supporting Retaining Walls (5 feet Length Each) and Wood-Clad Driveway Gate.

(1) 11" Diameter (sick) Pine Tree on County property to be Removed per Robert Palomino, Public Works.
(1) 11" Oak to be Removed on Property.
See Arborist Report.

Cut: 21 Cubic Yards
Fill: 32 Cubic Yards

Floor Area

Lot Size = 15,852 sq. ft.
Allowable Floor Area = 7,133 sq. ft. or 45%

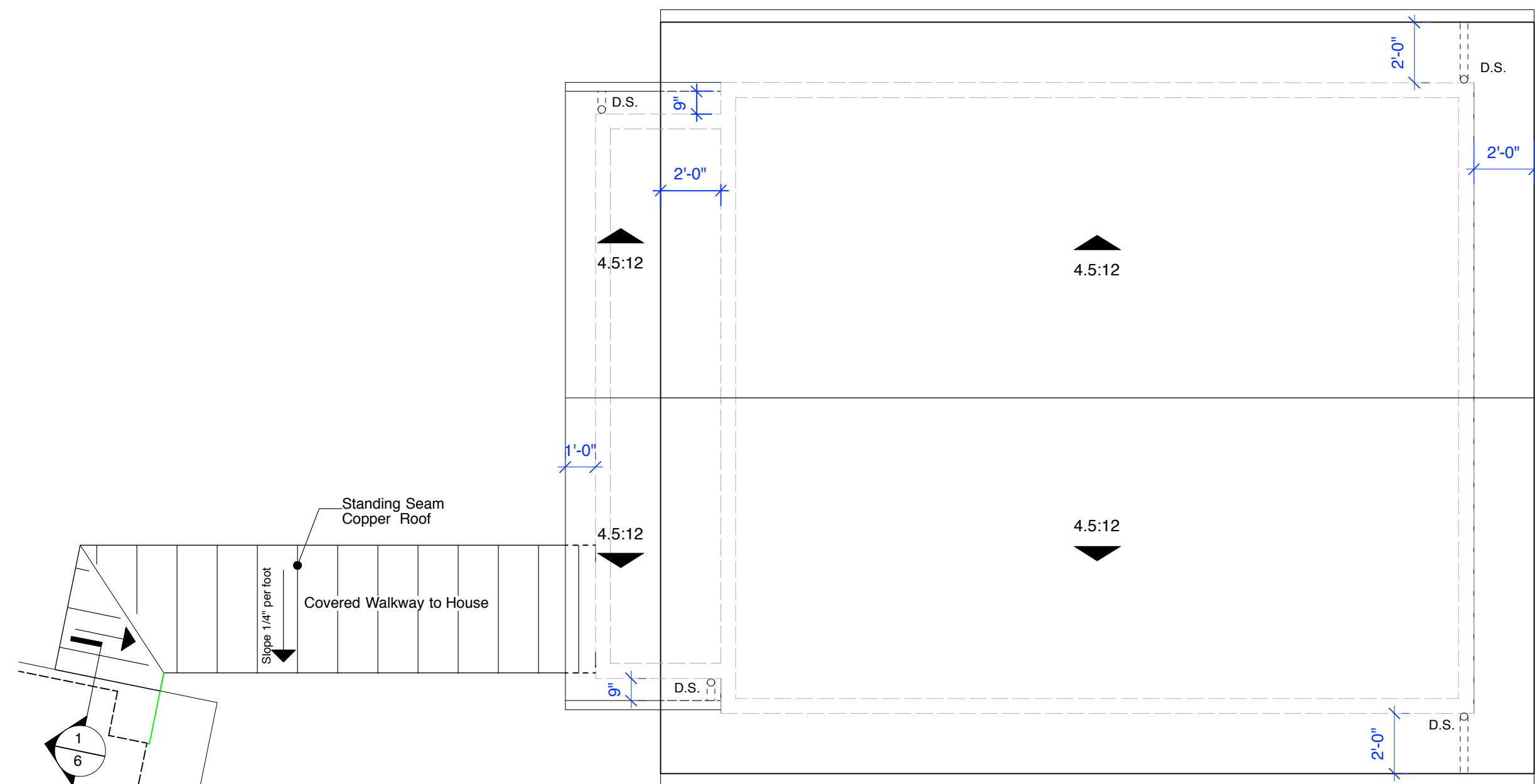
Existing Floor Area

Main Level =
Lower Level = 1,313 sq. ft.
Total Existing Floor Area = 4,824 sq. ft. or 30.4%

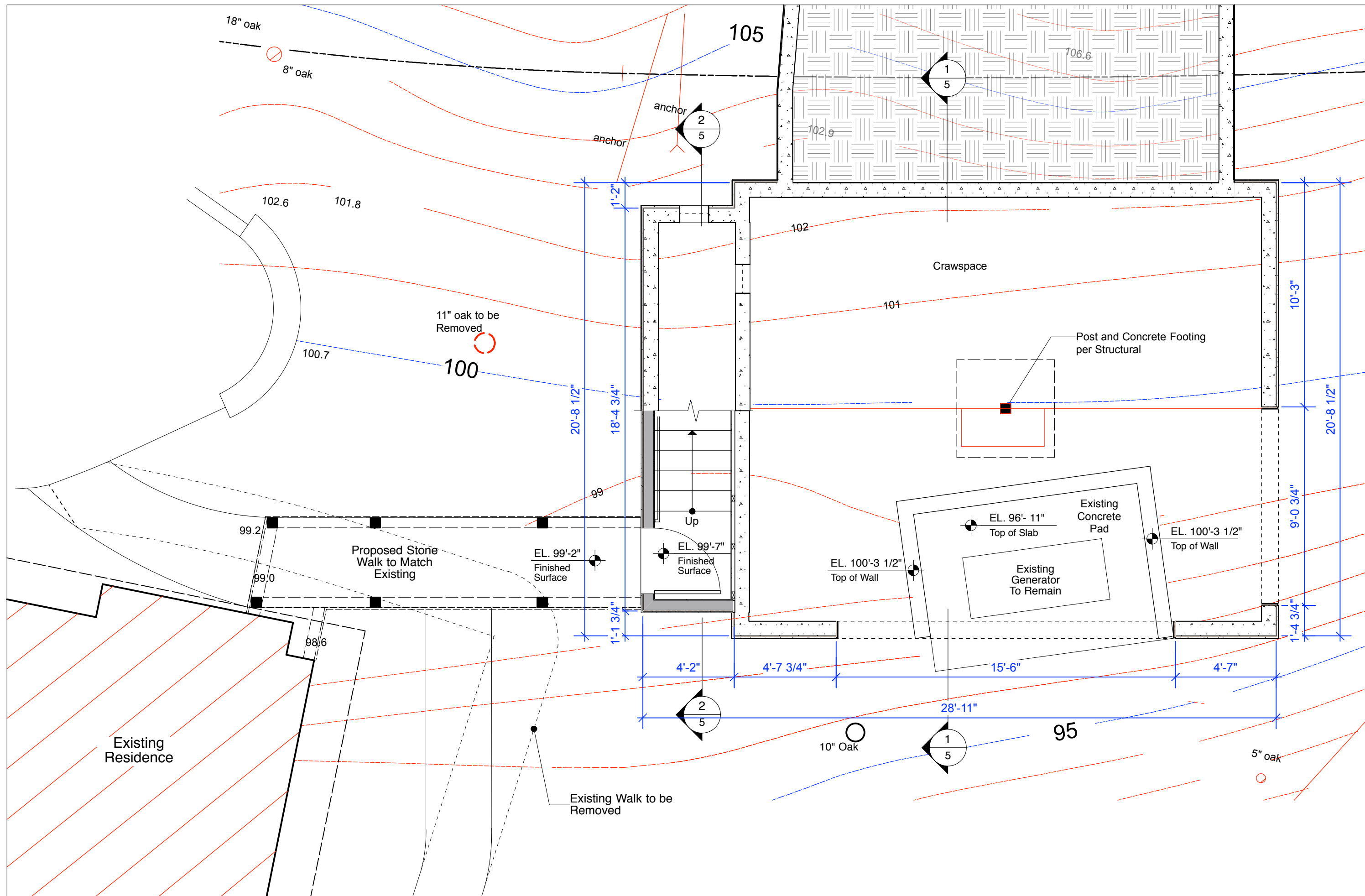
Proposed Floor Area

Garage = 603 sq. ft.
Total Proposed Floor Area = 603 sq. ft.
Total Existing Floor Area = 4,824 sq. ft.

Grand Total Floor Area = 5,427 sq. ft. or 34%

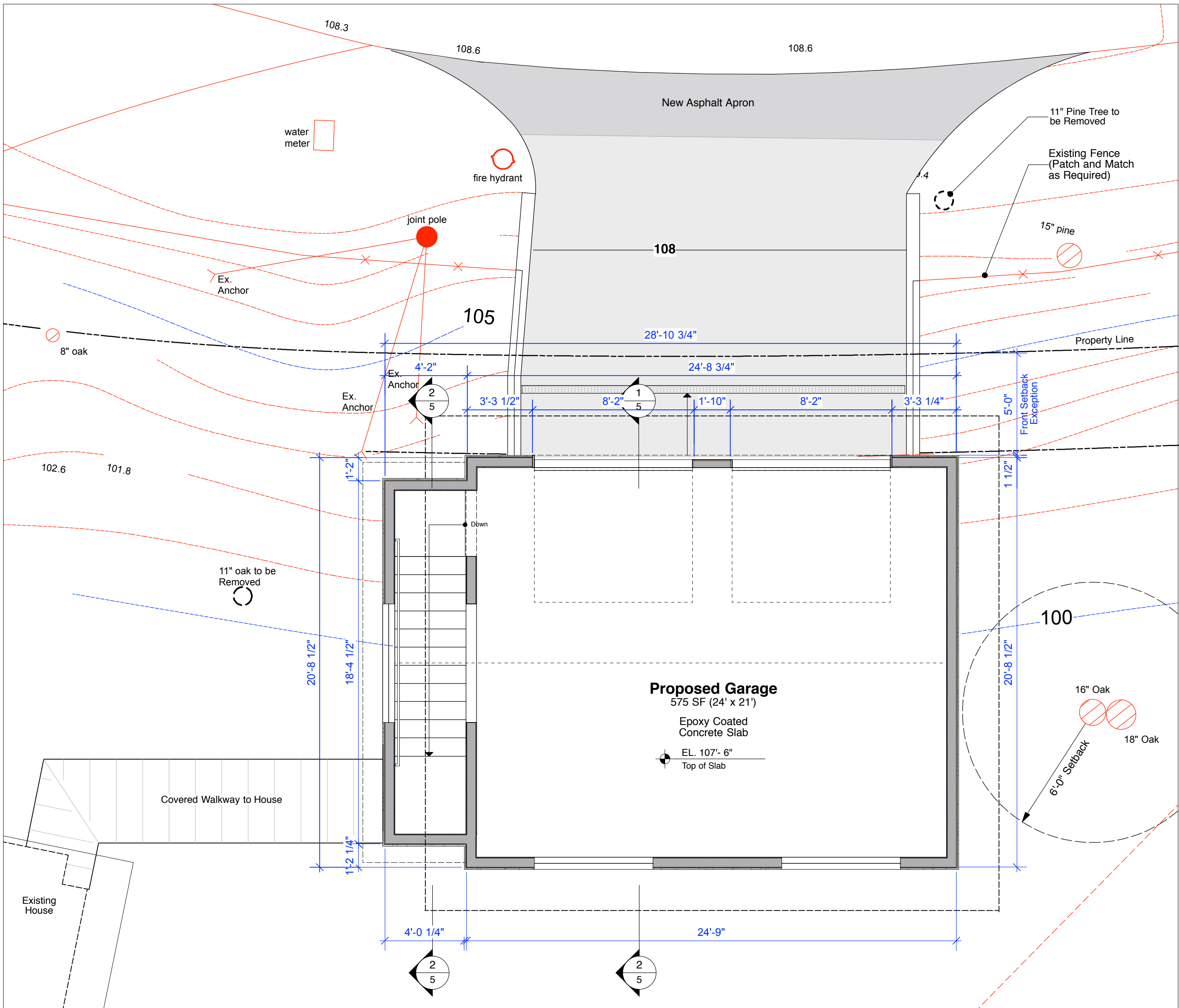


**Proposed Garage
Roof Plan**



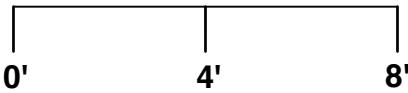
**Proposed Garage
Lower Floor Plan**

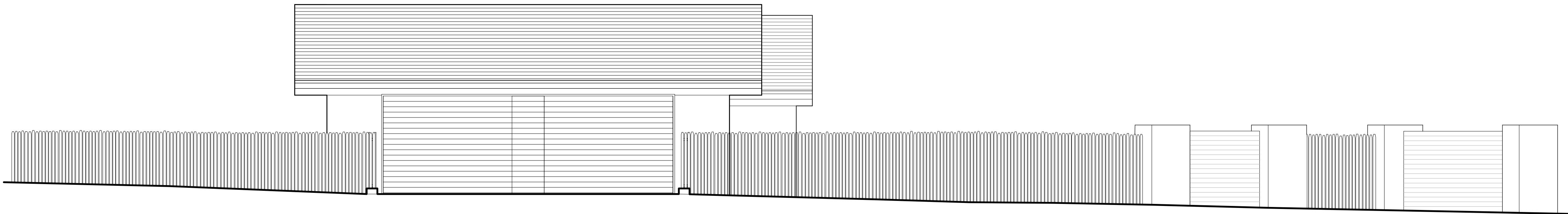
Note:
All Dimensions in Concrete Foundation
Construction are to Face of Concrete.
Face of Concrete is Face of Framing.



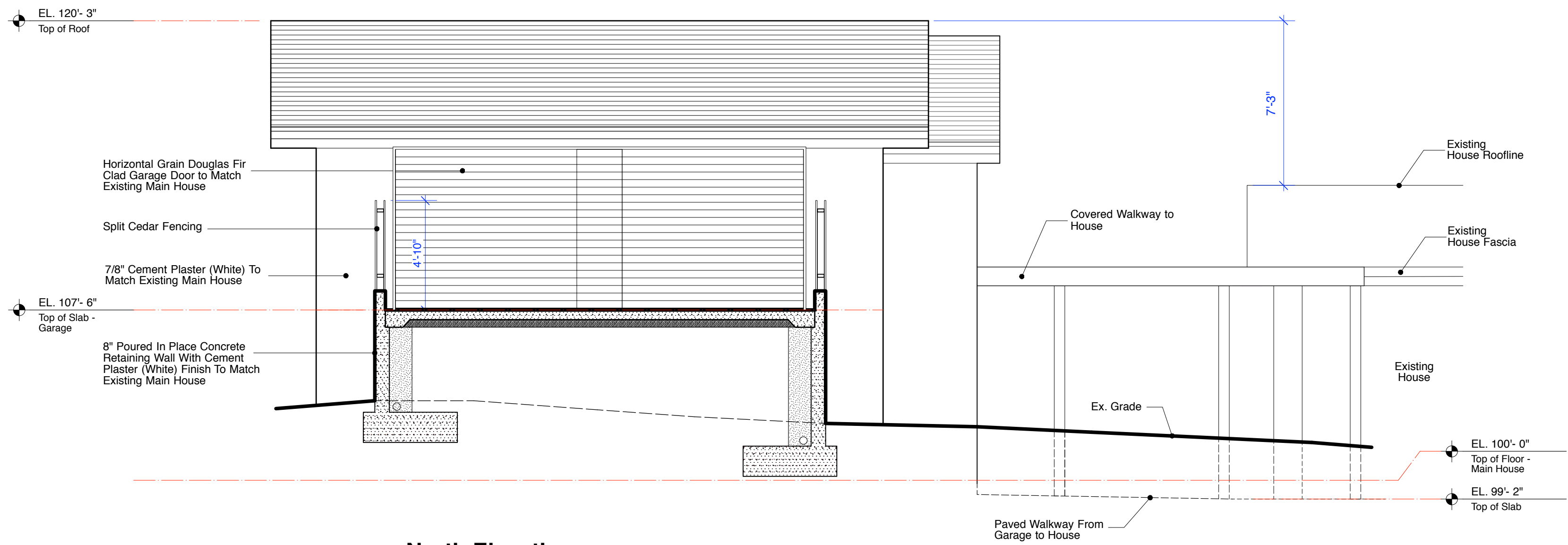
**Proposed Garage
Upper Floor Plan**

Note:
All Dimensions in Wood Frame Construction
are to Face of Framing.

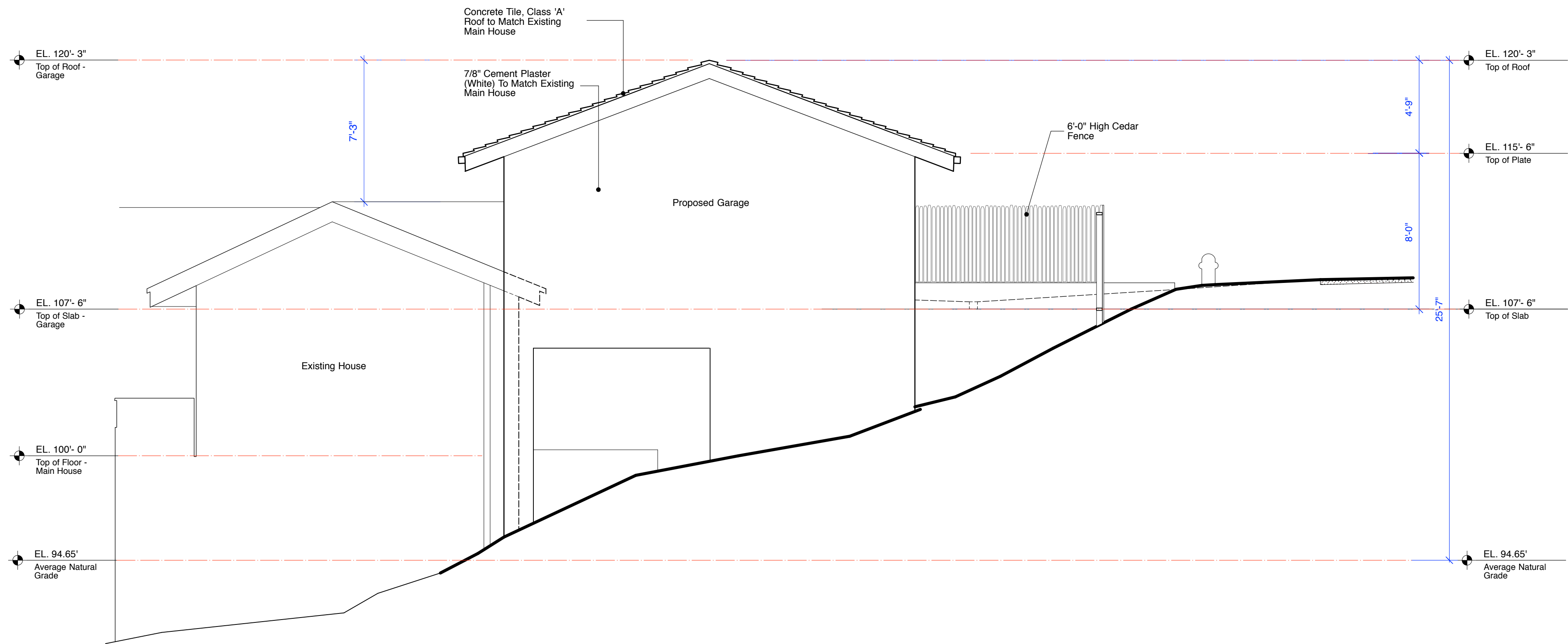




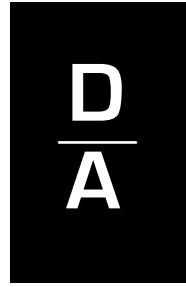
View From San Luis Avenue



North Elevation



East Elevation



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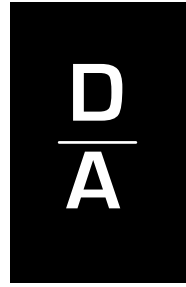
Date:
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Elevations

1/4" = 1'-0"

Sheet No.

3



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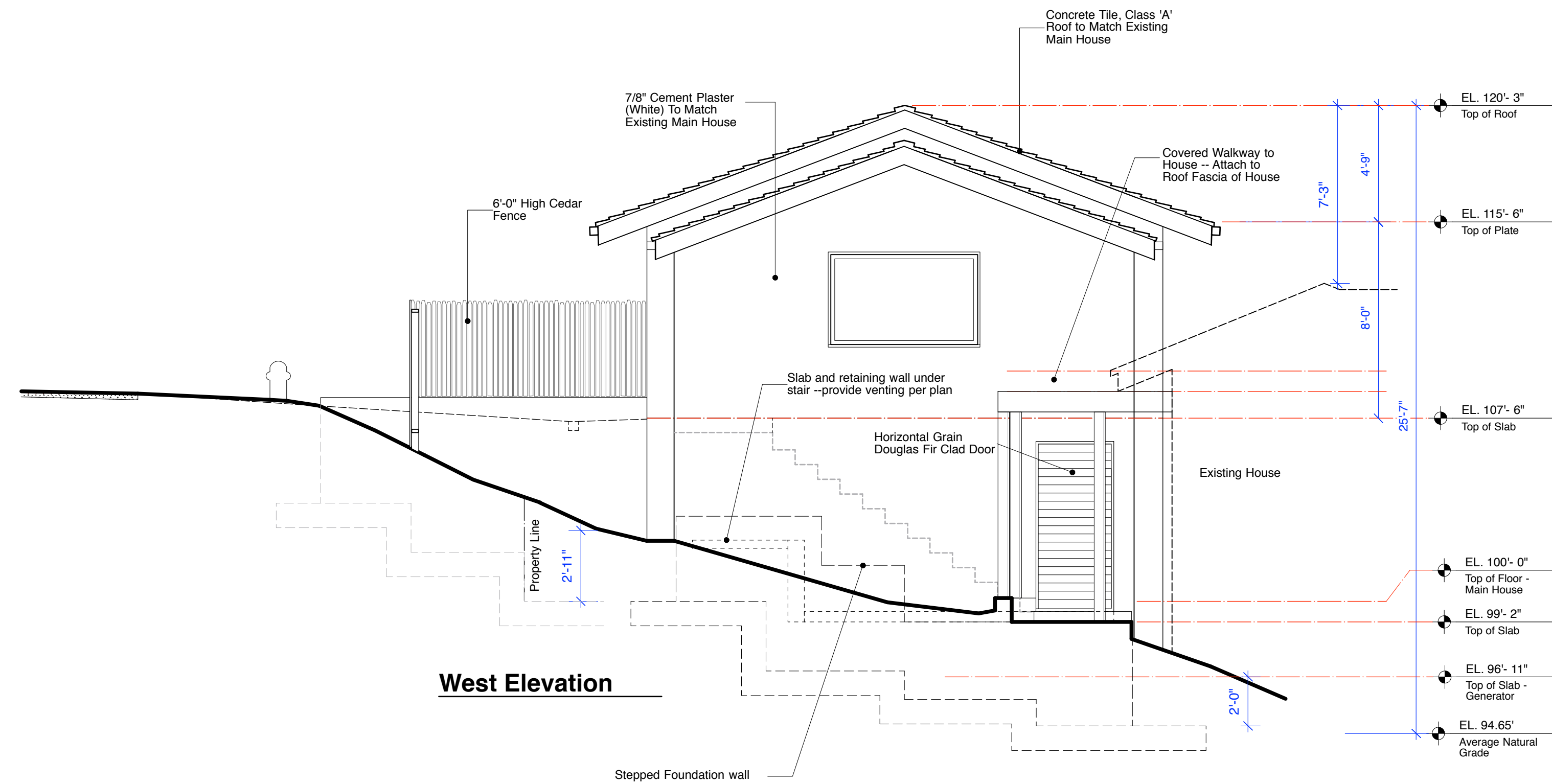
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May 2, 2018

Elevations

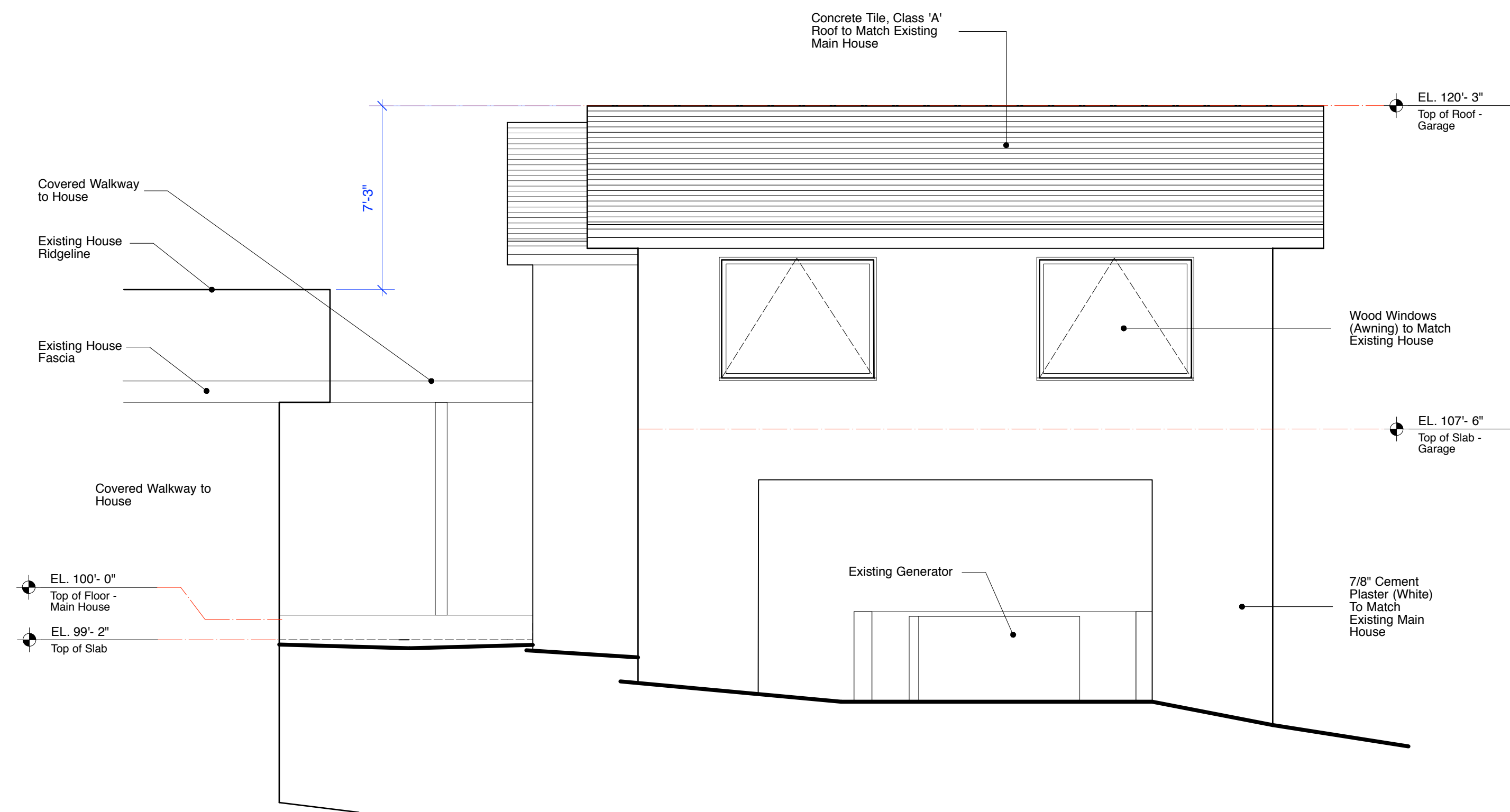
1/8" = 1'-0"

Sheet No.

4



West Elevation



South Elevation



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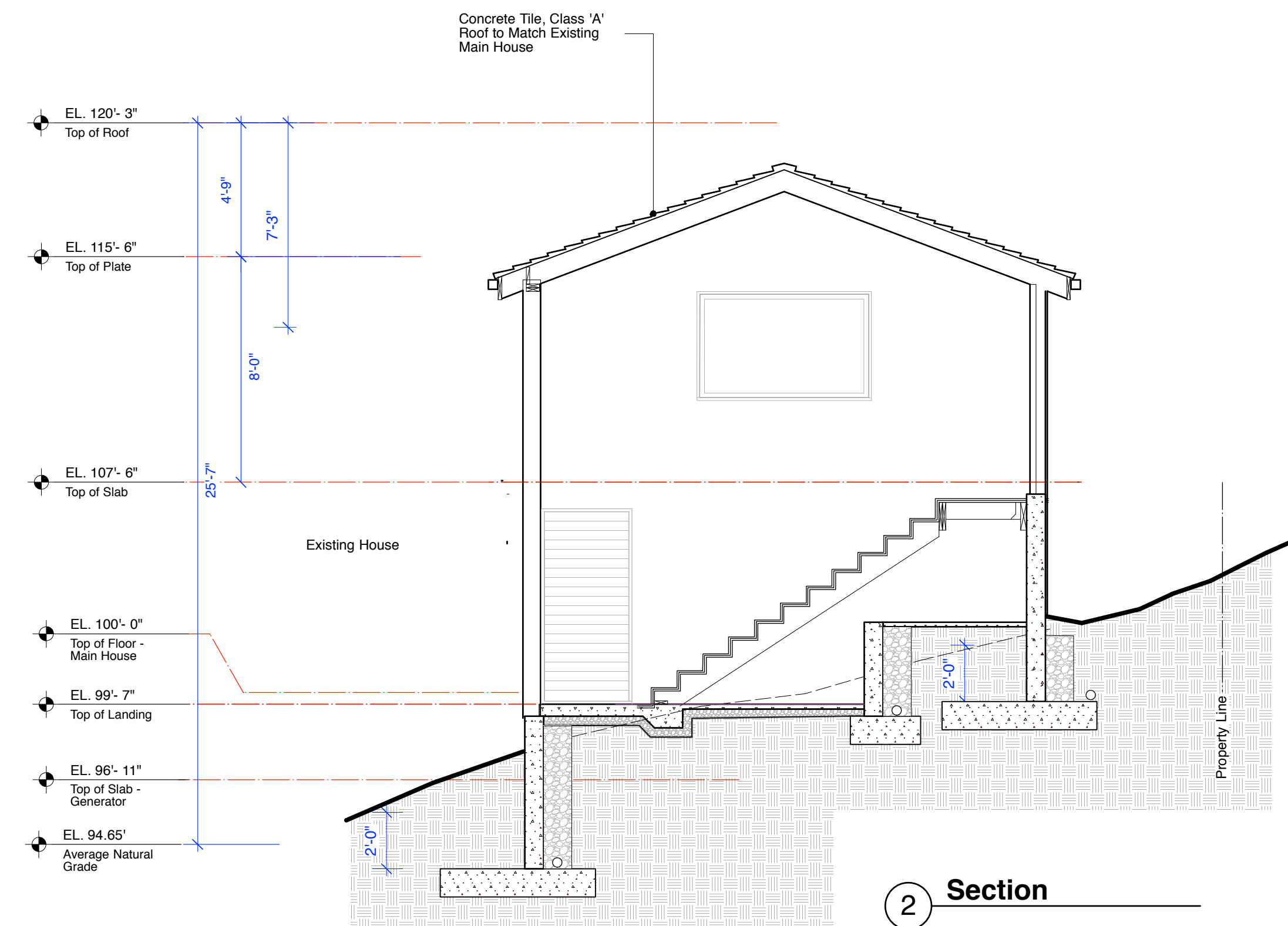
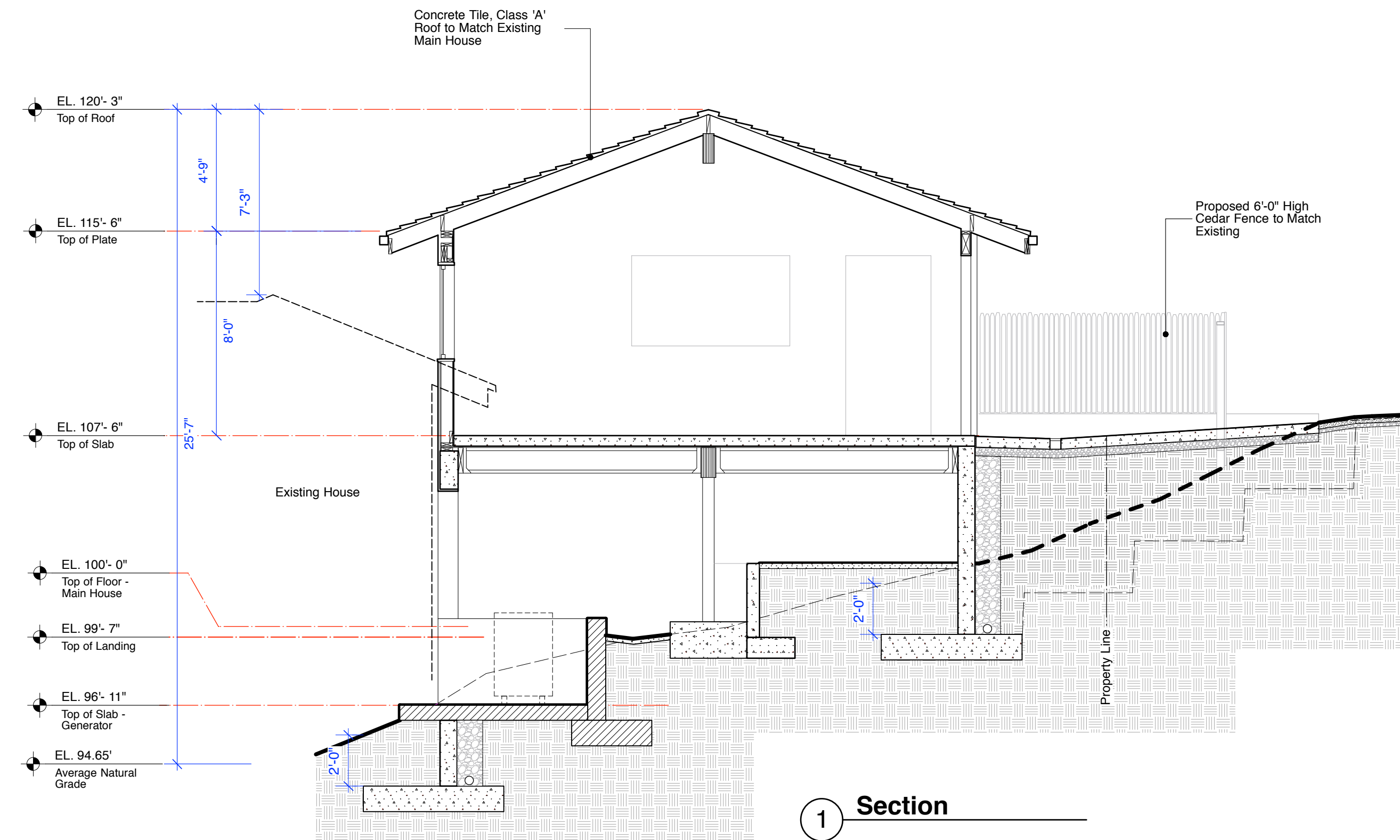
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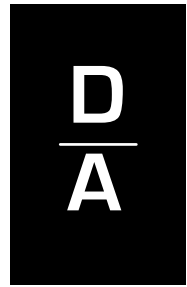
Sections

$$4'' = 1'-0''$$

Sheet No.

5





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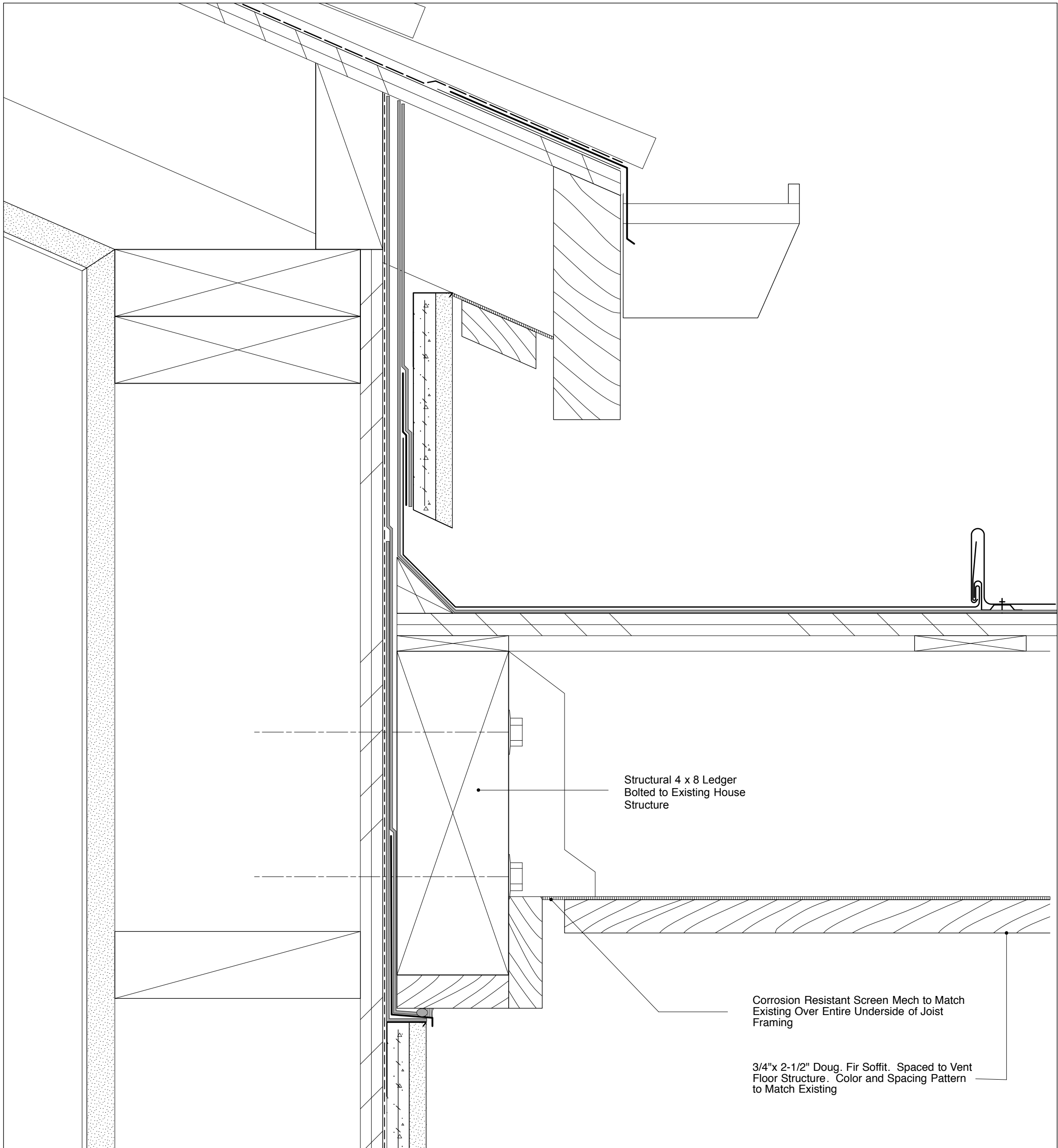
Date:
May 2, 2018

**Connection
Detail**

As Shown

Sheet No.

6



1 Structural Connection from Covered Walk to Existing House
Scale: 6" = 1'-0"

