

## Exhibit B

This page intentionally left blank.

**EXHIBIT B  
DRAFT RESOLUTION**

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

In the matter of the application of:

**CARMEL POINTE PROPERTIES LLC (PLN160649)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning Administrator:

- 1) Find the project includes minor alterations to an existing structure which qualify as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
- 2) Approve a Combined Development Permit that would remedy Code Violation (12CE00260) consisting of:
  - a) A Design Approval to allow conversion of a garage into a bedroom, construction of new exterior stairs, replacement of windows, new paint and stucco coating and a 47 square foot addition to the rear house;
  - b) Variance to allow a 39.46% building site coverage on the lot;
  - c) Coastal Administrative Permit to allow a parking space located within the front setback to count toward the amount of required parking; and
  - d) Coastal Administrative Permit to allow development within 750' of known archaeological resources.

[PLN160649, CARMEL POINTE PROPERTIES LLC, 2545 15<sup>th</sup> Avenue, Carmel, Carmel Area Land Use Plan (APN: 009-402-012-000)]

**The Carmel Pointe application (PLN160649) came on for public hearing before the Monterey County Zoning Administrator on 5 December 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – 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 (LUP);
- Coastal Implementation Plan (CIP), Part 4
- Monterey County Zoning Ordinance (Title 20);

Other than the Variance for building site coverage and the permit for the parking within the front setback, 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 0.09 acre (3,998.56 square feet) property is located at 2545 15<sup>th</sup> Avenue, Carmel (Assessor's Parcel Number 009-402-012-000), Carmel Area Land Use Plan. The parcel is zoned "MDR/2-D(18)(CZ)," or Medium Density Residential of 2 units per acre with an 18 foot maximum height in a Design Control Overlay district of the Coastal Zone. The parcel is developed with an existing single family dwelling and detached accessory dwelling unit. These uses are allowed in MDR zoning district subject to a Coastal Administrative Permit in each case (20.12.040) and there is no change to this residential use.

- c) Development Standards for MDR/2                      Meets Requirements:

PARCEL	
Density: 2 units per acre max	2 units per 0.09 acre
Floor Area Ratio: 45% max	39.46%
Building Site Coverage: 35% max	39.46%
Distance Between Structures:	
- Main to Accessory: 6 feet (minimum)	17.75 feet
ACCESSORY DWELLING UNIT	
Front Setback: 50 feet (minimum)	57 feet
Side Setback: 6 feet (minimum)	4.5 feet & 3 feet, both Legal nonconforming
Rear Setback: 6 feet (minimum)	5 feet Legal nonconforming
Maximum Height: 15 feet	10 feet

With the granting of a Varinace, the project either meets the required development standards listed above or is existing legal nonconforming (See below). The development standards for the MDR zoning district are identified in Monterey County Code Section 20.12.060.

- d) The 0.09 acre Lot No. 10 was created with the Map of Addition No. 7, Carmel-by-the-Sea at Volume 2, Cities and Towns, Page 24, recorded 4 May 1910, and is thus is a legal lot.
- e) Pursuant to Carmel Area LUP Policy 2.8.3.2, an archaeological survey was prepared due to the subject parcel mapped for high archaeological sensitivity. A Preliminary Cultural Resources Survey (File No. LIB170072) was prepared by Susan Morley in October 2016. The survey resulted in finding no indicators of cultural resources present on the parcel. Therefore, no further archaeological study was required, and the application includes a request for a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

- f) A Phase One Historic Assessment was prepared by Past Consultants LLC for analysis of the potential for historic significance of the structures which were built in 1932. The 11 October 2016 report (File No. LIB170073) concludes the structure is not historic. Therefore, no further review was required.
- g) Side setbacks of the existing accessory dwelling unit are legal nonconforming, 4.5 feet and 3 feet, which is less than the required six-foot minimum in the MDR zone. No structural alteration is proposed within the required setback, thereby allowing the legal nonconforming status of the side setback to remain (Section 20.68.040 – Legal Nonconforming Structure Locations and Height of Title 20).
- h) Ten feet along the north side of the existing accessory dwelling unit is shown in Assessor's records of 2002 to be legal nonconforming as to rear setback at 5 feet. In this 2002 record, the remaining fifteen feet along the north side of the habitable structure show a rear setback of 10.5 feet and the length of the non-habitable attached garage of its 10.5-foot north side at a 7.5-foot rear setback, both in conformance with the later development standards. The after-the-fact addition of 47 square feet was implemented on the north side of the structure; however, no structural alteration took place within the legal nonconforming 5-foot setback, thereby allowing the legal nonconforming status of that portion of the rear setback to remain. (Section 20.68.040 – Legal Nonconforming Structure Locations and Height of Title 20)
- i) The 2002 Assessor's records show the accessory dwelling unit as 865 square feet and the main house as 666 feet, totaling 1,531 square feet for a 38.3% building coverage on the 3,998.56 square foot parcel, greater than the allowed 35%. Addition of 47 square feet increases exceedance of the allowed building coverage to 39.46%. This application includes request for a variance to allow building coverage to exceed the maximum 35%. See Finding 4.
- j) Although the 47 square feet increases the existing 38.3% nonconforming building coverage to 39.46%, the after-the-fact changes do not create further additional nonconforming circumstances and does not change any existing conforming circumstance to nonconforming.
- k) The conversion of the garage, attached to the accessory dwelling unit, to a bedroom, eliminated a parking space that had counted toward the required parking amount. One space in the garage, attached below the main house, remained available to count toward required parking amounts. Further, the applicant constructed a wall that cut off the driveway leading to the second garage attached to the accessory dwelling unit, leaving no area on the parcel where a parking space would not encroach into a required setback. Therefore, the application includes request for a Coastal Administrative Permit, as allowed in accordance with Section 20.58.050.E of Title 20, for a parking space encroaching into the front setback to count toward the amount of required parking.
- l) Pursuant to Section 65852.2 of the Government Code (Accessory Dwelling Unit law), no parking space is required for the rear house because the parcel is located within a half mile of public transit.

- m) The project was referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review on 27 February 2017 and during that meeting, was continued to a date uncertain. The LUAC reviewed the project on 18 November 2019, resulting in recommendation for approval in a 3 (ayes) – 1 (noe) decision. Concerns were raised regarding the nonconforming lot coverage. Those concerns are addressed by the Varinace.
  - n) Staff conducted a site inspection on 11 September 2012 to verify the plans are consistent with the existing condition of the parcel.
  - o) 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 PLN160649.
  
- 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, Carmel Highlands Fire Protection District (FPD), RMA-Public Works & Facilities, RMA-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site would harm public health, safety, or welfare. Conditions recommended have been incorporated.
- b) Staff conducted a site inspection on 11 September 2012 to verify that the site is suitable for implementation of the proposed project.
- c) 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 PLN160649.
  
- 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, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. 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) Staff conducted a site inspection on 11 September 2012 to verify the project would not be detrimental to life, health, or safety.
- 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 PLN160649.
  
- 4.       **FINDING:**       **VARIANCE** – Special circumstances are applicable to subject property, including size, shape, topography, location and surroundings, and the strict application of this Title is found to deprive subject property of

privileges enjoyed by other properties in the vicinity and under identical zone classifications. The variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties within the vicinity and zone in which such property is situated and the Variance does not grant a use or activity not authorized in the Medium Density Residential Zone. Pursuant to Title 20 Section 20.78.040, permit of a variance would be appropriate to allow the residence 39.46% building coverage in exceedance of the maximum allowed 35% in accordance with supporting evidence.

**EVIDENCE:** a) **20.78.040.A** – *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

Unique circumstances include:

1. The two existing houses constructed on the small lot in the 1930's together had a Lot Coverage of 38.3% which was considered legal but nonconforming to current building site coverage limitations of 35%;
2. The two buildings are very small in comparison to surrounding houses (666 square foot front house and 865 square foot rear house) and the building site coverage limitation significantly restricts the ability of the property owner to increase the size of these small homes without the need for demolition and new construction or a Variance; and
3. The property is only 3,998.56 square feet in size and the 35% lot coverage would limit the building footprint to no more than 1,399.5 square feet which is much smaller than most homes in the vicinity.

Therefore, strict application of this Title could be found to deprive the small lot from enjoying privileges enjoyed by other small lots in the vicinity zoned MDR.

b) **20.78.040.B** – *That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties within the vicinity and zone in which such property is situated.*

Other properties in the area have been granted Variances to exceed the maximum allowed building coverage and/or floor area ratio as a strategy to both avoid impact to potential cultural resources and to maximize development potential of a small lot. Other Variances in the area include:

- 26294 Carmelo Street (Assessor's Parcel Number 009-403-010-000), File Number PLN020126, increase in coverage to 38.8%;
- 2485 San Antonio (Assessor's Parcel Number: 009-412-006-000), File Number PLN150460, decrease lot coverage from 49.3% to 46.66%
- 26291 Ocean View Avenue (Assessor's Parcel Number: 009-431-030-000), File Number PLN090304, increase lot coverage to 45.1%

As demonstrated above, permission of the Variance would not constitute a grant of special privileges that is inconsistent with the limitations of other small lots within the vicinity zoned MDR.

- c) **20.78.040.C** – *A Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.*

The proposed residential development is allowed within the MDR zoning district.

5. **FINDING:** **VIOLATION** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, permitting, or other applicable provisions of the County's zoning ordinance. The zoning violation cited in the Code Enforcement Case (12CE00260) would be abated upon procurement of and adherence to the after-the-fact Coastal Development Permit for conversion of a garage (attached to the Accessory Dwelling Unit) into a bedroom.

- EVIDENCE:**
- a) RMA-Code Enforcement opened case number (12CE00260) on 23 July 2012 in response to a complaint of addition occurring without the benefit of permits, garage conversion to a new room, and enclosed back patio.
  - b) Staff conducted a site inspection on 11 September 2012 for confirmation of violation on the subject property.
  - c) The applicant entered into a stipulated agreement with the County on 21 June 2016 for actions necessary to address, resolve, and settle code compliance violations as reported in the Notice of Violation dated 13 September 2012. The Notice of Violation reported:  
**Construction without Permits – Front House:** New exterior stairs, new windows; garage – replacement of electrical panel and replacement of water heater with an on-demand water heater.  
**Construction without Permits – Rear House:** New exterior stairs, new windows, brick fireplace has been coated with stucco, kitchen remodel – new counter tops, cabinets, lights, appliances, and stove has been moved from an interior to an exterior wall, electrical panel has been replaced, water heater replaced with an on-demand water heater. Garage has been partially converted into a bedroom/storage.
  - d) The applicant is required to take the following actions to remedy the violation: procure a construction permit to allow replacement of water heaters with on-demand water heaters in each of the two residential structures, and replacement of electrical panels (200 AMP) and sub-panel for each of the two residential structures and procure all necessary after-the-fact Planning entitlements. This permit includes all necessary Planning Entitlements to clear the violation.
  - e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160649.

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 15301 categorically exempts minor alterations to an existing structure. The proposed project involved minor alterations and additions to existing structures on the subject property. Therefore, the project is categorically exempt.
  - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.
  - c) No adverse environmental effects were identified during staff review of the development application or during a site visit on 11 September 2012.
  - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160649.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
  - b) Coastal Commission. Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development listed as a conditional use.

### **DECISION**

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

1. Find the project includes minor alterations to an existing structure which qualify as a Class 1 Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2 of the CEQA Guidelines; and
2. Approve a Combined Development Permit that would remedy Code Violation (12CE00260) consisting of:
  - a. A Design Approval to allow conversion of a garage into a bedroom, construction of new exterior stairs, replacement of windows, new paint and stucco coating and a 47 square foot addition to the rear house;
  - b. A Variance to allow a 39.46% building site coverage on the lot;
  - c. Coastal Administrative Permit to allow a parking space located within the front setback to count toward the amount of required parking; and
  - d. Coastal Administrative Permit to allow development within 750' of known archaeological resources.

All permits to be in general conformance with the attached Plan Set and subject to three (3) Conditions of Approval, all being attached hereto, and incorporated herein, by reference.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of December 2019 by:

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

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 CLERK OF THE BOARD ON OR BEFORE **[DATE]**

(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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

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

Form Rev. 5-14-2014

# Monterey County RMA Planning

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

PLN160649

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN160649) allows partially remedy of Code Enforcement case (12CE00260) and includes: 1) Coastal Development Permit and Design Approval to allow after-the-fact conversion of a garage (attached to the Accessory Dwelling Unit) into a bedroom, 2) Variance to allow after-the-fact legal non-conforming structure as to building coverage in exceedance of the maximum allowed 35% to 39.46%; 3) Coastal Administrative Permit to allow a parking space located within the front setback count toward the amount of required parking, and 4) Coastal Administrative Permit to allow development within 750' of known archaeological resources. The property is located at 2545 15th Avenue, Carmel (Assessor's Parcel Number 009-402-012-000), 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 17-160649) was approved by the Zoning Administrator for Assessor's Parcel Number 009-402-012-000 on 5 December 2019. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

**Compliance or** 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.

# 2545 15TH AVE CARMEL CA 93923

Roy Thiele-Sardiña

650.322.1151 Office

650.799.1151 Mobile

roy@sardina.com

Md1

338 Hannon Ave.  
Monterey, Ca 93940  
p. 831.392.7788  
f. 805.544.5642

Monterey design, Inc.

SIGNATURE  
CHAD BROWN

DATE

## GENERAL NOTES

1. **CONTRACTOR LICENSE:** THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. **SCOPE:** THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. **QUALITY CONTROL:** IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE DESIGNER SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. **WARRANTY:** THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. **PERMITS:** UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. **LEGAL/NOTICES/CODE COMPLIANCE:** THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2013 U.B.C.)

7. **CONSTRUCTION RESPONSIBILITY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. **JOB SITE SAFETY:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

9. **INSURANCE:** LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THE INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. **INDEMNIFICATION:** THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM AND AGAINST ALL CLAIMS/DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF RESULTING FROM THE PERFORMANCE OF THE WORK.

11. **CLEANING UP:** THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. **EXISTING CONDITIONS:** CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS/CONDITION AND EXISTING AFFECTING THE WORK AND NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. **CONSTRUCTION NOTES:** ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

14. **BUILDING CODES:** PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.

## APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

PROJECT SHALL COMPLY WITH THE:

2013 CALIFORNIA BUILDING CODE  
2013 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA FIRE CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA ENERGY CODE  
2013 ACCESS COMPLIANCE

UTILITIES:

GAS  
ELEC.  
SEWER  
WATER

PG&E  
PG&E  
MRWPCA  
DOMESTIC - CAL AM

## PROJECT DATA

A.P.N.: 009-402-012  
ZONING: MDR/2-D(18)CZ  
SITE AREA: 3998.56  
BLDG USE: RESIDENTIAL  
OCC. GROUP: R3 U1  
CONST. TYPE: VB  
CLIMATE ZONE: 4  
BLDG. CODE: -  
FIRE SPRINKLERS: N/A

### SITE COVERAGE

LOT AREA 3998.56 SQ. FT.  
AS BUILT MAIN RESIDENCE 666 SQ. FT.  
AS BUILT AUXILIARY RESIDENCE 912 SQ. FT.  
GARAGE 269 SQ. FT.  
PERMEABLE HARD SCAPE 1,600 SQ. FT.

**BUILDING HEIGHT**  
MAX. HEIGHT ALLOWED FT.

**PARKING**  
1 SPACES COVERED

0 TREES TO BE REMOVED

GRADING

## PROJECT TEAM

### DRAFTER:

MONTEREY DESIGN INC  
25626 CARMEL KNOLLS DR.  
CARMEL CA 93923  
OFFICE PHONE: (831) 392-7788  
OFFICE FAX: -  
CONTACT: CHAD BROWN

## SHEET INDEX

### SMALL PROJECT SHEET INDEX

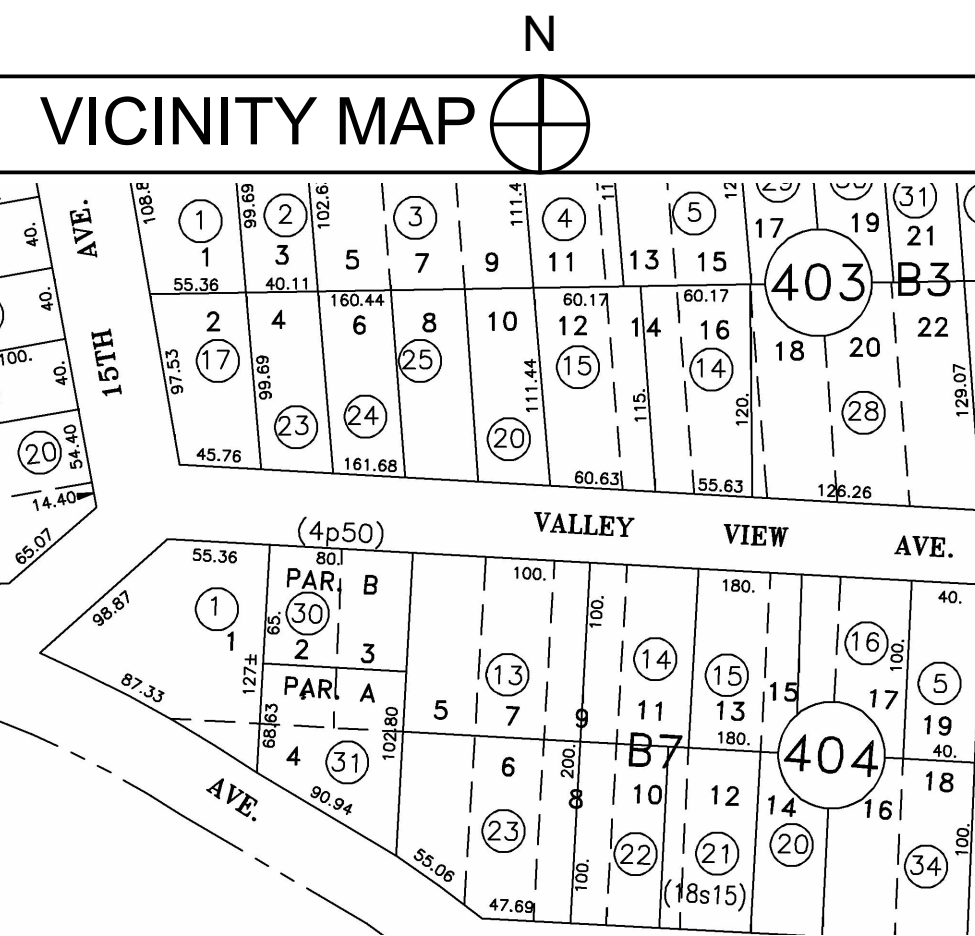
A.01	TITLE SHEET / GENERAL INFO
A.02	AS BUILT FLOOR PLANS

## ABBREVIATIONS

ALT.	Alternate
BLKG	Blocking
BM	Beam
CONT.	Continuous
CONC.	Concrete
D.F.	Douglas Fir
DCKG	Decking
DIA.	Diameter
[E]	Existing
EA.	Each
E.N.	Edge Nailing
ETC.	Etcetera
EXT.	Exterior
FLR	Floor
FNDN	Foundation
F.N.	Face Nail
FRMG	Framing
FTG	Footing
GA.	Gauge
GALV.	Galvanized

HDR	Header
HGR	Hanger
JSTS	Joists
[N]	New
o.c.	On Center
OPNG	Opening
PLYWD	Plywood
P.T.	Pressure Treated
RDWD	Redwood
RFTR	Rafter
REQ'D	Required
RET.	Retaining
SHTHG	Sheathing
SIM.	Similar
T & B	Top and Bottom
T & G	Tongue and groove
TYP.	Typical
T.N.	Toe Nail
U.O.N.	Unless Otherwise Noted

## VICINITY MAP



VACINITY MAP

## SCOPE OF WORK

Combined Development Permit to partially clear Code Enforcement violation (12CE00260) and consist of the following: 1) Coastal Development Permit and Design Approval to allow change of non-conforming use of a structure in the form of after-the-fact conversion of a garage (attached to the Accessory Dwelling Unit) into a bedroom; 2) Coastal Development Permit to allow after-the-fact alterations to an existing legal non-conforming structure as to building coverage in exceedance of the maximum allowed 35% to 39.46%; 3) Coastal Administrative Permit to allow a parking space located within the front setback count toward the amount of required parking; and 4) Coastal Administrative Permit to allow development within 750' of known archaeological resources.

2545 15TH AVE CARMEL CA 93923

Roy Thiele-Sardiña  
650.322.1151 Office  
650.799.1151 Mobile  
roy@sardina.com

TITLE SHEET / GENERAL INFO

No	Revision	Date

Date: 11/18/19

CAD file

Sheet

A.01



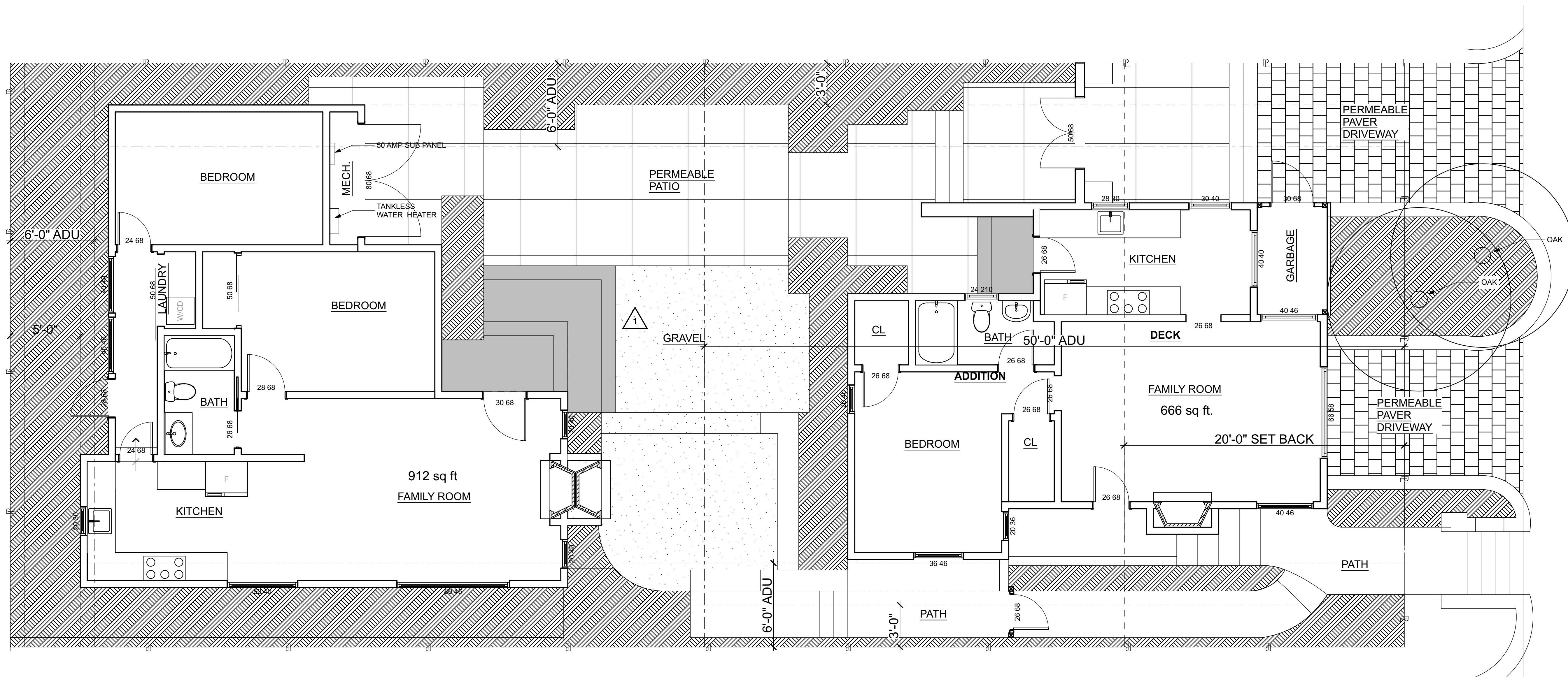
No	Revision	Date

Date: 11/18/19

CAD file

Sheet

A.02



3 AS-BUILT FLOOR PLANS  
SCALE: 1/4" = 1'-0"

Combined Development Permit to partially clear Code Enforcement violation (12CE00260) and consist of the following: 1) Coastal Development Permit and Design Approval to allow change of non-conforming use of a structure in the form of after-the-fact conversion of a garage (attached to the Accessory Dwelling Unit) into a bedroom; 2) Coastal Development Permit to allow after-the-fact alterations to an existing legal non-conforming structure as to building coverage in exceedance of the maximum allowed 35% to 39.46%; 3) Coastal Administrative Permit to allow a parking space located within the front setback count toward the amount of required parking; and 4) Coastal Administrative Permit to allow development within 750' of known archaeological resources.