

## Exhibit B

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## DRAFT RESOLUTION

### Before the Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**COSMERO CONSTRUCTION & DEVELOPMENT LLC (PLN240348)**

#### **RESOLUTION NO. 25-061**

Resolution by the Monterey County Chief of  
Planning:

- 1) Finding that the project Categorically Exempt pursuant to CEQA Guidelines sections 15302, and none of the exceptions pursuant to Section 15300.2 apply; and
- 2) Approve an after-the-fact Administrative Permit and Design Approval to clear code enforcement case 24CE00590 to allow the demolition and reconstruction of a 4,600 square foot single-family dwelling with attached garage, and associated site improvements including 1,365 square feet of porches.

[PLN240348, COSMERO CONSTRUCTION &  
DEVELOPMENT LLC, 22 La Rancheria Road,  
Carmel Valley, Carmel Valley Master Plan (APN:  
187-121-013-000)]

**The COSMERO application (PLN240348) came on for public hearing before the Monterey County Chief of Planning on December 3, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the HCD Chief of Planning 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 2010 Monterey County General Plan;
  - Carmel Valley Master Plan; and
  - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.  
b) Allowed Use. The property is located at 22 La Rancheria Road, Carmel Valley (Assessor's Parcel Number: 187-121-013-000), Carmel Valley

Master Plan. The parcel is zoned Low Density Residential with 1 acre per unit density, and Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/1-D-S-RAZ”. LDR zoning allows for the establishment of the first single-family dwelling as a principally allowed use pursuant to Title 21 section 21.14.030.A. However, the Site Plan Review overlay requires the granting of an Administrative Permit for all structures pursuant to Title 21 section 21.45.020. There is an existing violation on the property, Code Enforcement Case 24CE00590 for construction that exceeded the approved scope of work under DA240182, and would be cleared through this permit (see Finding 4). The proposed project involves the demolition and reconstruction of a 4,600 square foot single-family dwelling with an attached garage, and associated site improvements including 1,365 square feet of porches. Therefore, the project is an allowed land use for this site.

- c) HCD-Planning staff conducted a site inspection on Google Earth, to verify that the project on the subject parcel conforms to the plans listed above.
- d) Development Standards. The project meets all required development standards for the Low Density Residential zoning district and B overlay district, which are identified in Title 21 sections 21.14.060 and 21.42.030. Pursuant to these sections, main structures shall have setbacks of at least 30 feet for the front, 10 percent of the average lot width to a maximum of twenty feet for the sides, and 20 feet for the rear, and a maximum allowable height of 30 feet. The garage is structurally attached to the proposed residence and, therefore, are subject to the same site development standards as the main structure. As proposed, the structures are to be setback 20 feet from the front, 10 feet from the side, and approximately 30 feet from the rear, and have a proposed height of 14-1 feet as measured from average natural grade. The subject property has an allowable building site coverage of 35 percent, and as proposed, the lot coverage will be 21.78 percent. Therefore, the property complies with the required site development standards based on the applicable zoning district.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. Carmel Valley Master Plan Policy CV-1.1 indicates that all policies and ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving the rural character of the Valley, and development shall follow a rural architectural theme with design review. According to County of Monterey GIS records, the subject property is designated as being visually “sensitive”. The development will be situated on the lot in the same footprint as the existing residence and attached garage, which are currently screened through existing vegetation and development. Consistent with Carmel Valley Master Plan Policy CV-1.20, the exterior finishes and proposed rural architectural style are compatible with the surrounding environment,

consistent with the surrounding residential neighborhood character, and maintain an appropriate bulk and mass. As designed, the proposed residence will have exterior colors and materials similar to the previous residence, that include off-white stucco siding, with white trim, aluminum exterior clad windows, brown composition roofing, white framed windows and doors, and neutral blue exterior doors. The proposed bulk, colors, and materials are consistent with the surrounding residential neighborhood, and similar to the previous residence. Therefore, the proposed project's colors will not detract from the immediately surrounding neighborhood character due to siting, architectural style, and vegetative screening. Policy LU-1.13 of the 2010 General Plan requires that all exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long-range visibility of the lighting source is reduced, and off-site glare is fully controlled. As delineated on the project plans, the lighting fixtures proposed are warm LED bulbs, are IDA Dark Sky compliant, and are downlit and unobtrusive, as required in Condition No.4. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity, as required by Title 21 Chapter 21.44.

- f) Historical Resources. The existing residence is 77 years old and was constructed in 1948. The prepared Phase 1 Historic Assessment (County of Monterey Library No. LIB250294) confirmed that while the age of the house is over 50 years, the residence retains no historical significance, its design does not provide any distinctive historical design or style, and is not associated with any specific event that could be considered historical. The existing residence was previously owned by a local couple that has no historical significance. Therefore, the project will not impact historical resources.
- g) Cultural Resources. According to the Monterey County Geographic Informational System (GIS), the subject property has a high/moderate archaeological sensitivity. The project proposes minimal ground disturbance, in an already disturbed location of the parcel. The existing foundation will be retained, and therefore the potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Lot Legality. The subject property is shown in its current configuration (2.7 acres) as Lot 10, recorded in June 1937 (Volume 4, Parcel Maps, Page 10). Therefore, the County recognizes the subject properties as a legal lot of record.
- i) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was not referred to the Carmel Valley LUAC for review because the project does not involve the granting of a Design Approval at a public hearing, the preparation of an Initial Study or Environmental Impact Report, or a lot line adjustment.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240348.

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: HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
- b)   Staff identified potential impacts to Historical Resources, Soil/Slope Stability, and Geologic Hazards. The following reports have been prepared:
- “Phase One Historic Assessment” prepared by Seth Bergstein, Pacific Grove, CA, August 25, 2025 (County of Monterey Library No. LIB250294).
- “Geotechnical and Percolation Investigation” prepared by Belinda Taluban, Salinas, CA, September 26, 2025 (County of Monterey Library No. LIB250375).
- The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
- c)   Staff conducted a site inspection on Google Earth to verify that the site is suitable for this use.
- d)   The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN240348.
3.       **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 HCD- Planning, County of Monterey Regional Fire Protection District, HCD-Engineering Services, HCD-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)   All necessary public facilities will be provided to the proposed single-family dwelling. Potable water will be provided through an existing connection with Cal-Am, which currently serves the property. The project proposes a new onsite wastewater treatment system (OWTS).

The Environmental Health Bureau reviewed the conceptual OWTS and expressed no concerns.

- c) According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to General Plan Policy S-1.7 and Title 21 section 21.66.040.C, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property's known geological hazards. Per the prepared report (County of Monterey Library No. LIB250375), there is no evidence of fault surface traces crossing the building footprint, and there are no geologic hazards that would preclude the residential development of the property based on the current scope of work. Further, the potential for liquefaction, lateral spreading, and lurching occurring in any area that could affect this building site is low. Policy S-1.8 of the 2010 General Plan requires that new development only be approved if it can be demonstrated that the site is physically suitable, and the development will neither create nor significantly contribute to geologic instability or geologic hazards. Based on the conclusions of the prepared report, this site is suitable for the residential use this project proposes, and there are no geological or seismic hazards that would preclude this property from being developed. All recommendations of the Geological Hazards Assessment and Geotechnical Report shall be incorporated into final construction plans pursuant to Title 16 section 16.08.110.D.
- d) Staff conducted a site inspection on Google Earth 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 County of Monterey HCD - Planning for the proposed development found in Project File PLN240348.

4.       **FINDING:**       **VIOLATION** - The subject property is not in compliance with all rules and regulations pertaining to permitting provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will abate the existing violations and bring the property into compliance.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is aware of violations existing on subject property.
  - b) The proposed project corrects an existing violation regarding demolition and reconstruction of a residence without the benefit of a construction permit or discretionary permit (24CE00590). When implemented, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will abate the existing violations.
  - c) Code Enforcement staff received a complaint on November 7, 2024 alleging that construction was taking place on the subject property and inquiring if permits had been obtained prior to work commencing. The officer assigned to this case conducted a site visit on November 8, 2024 and determined the claims made had merit, and issued a citation to the property owner on November 12, 2024, for demolition and construction of an existing residence and attached garage without the benefit of the correct construction permits or discretionary permits. The owner had

obtained a Design Approval (DA240182) to allow the removal of an existing roof and to allow exterior modifications to the residence and attached accessory structure, however during construction the scope increased to demolition over 50 percent without the benefit of the appropriate permits. In November of 2024, the owner subsequently sought the corrective permit to clear the violation and bring the property back into compliance, and clear code case 24CE00590. Approval of this after-the-fact Administrative Permit and Design Approval will clear the existing violation, and bring the property back into compliance with HCD zoning regulations.

- d) Staff conducted a site inspection on Google Earth and researched County records to assess if any violation exists on the subject property.
- e) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240348.

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 15302 categorically exempts the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
- b) The proposed project involves the demolition and reconstruction of a 4,600 square foot single-family dwelling with an attached garage, and 1,365 square feet of porches to clear code enforcement case 24CE00590. The proposed residence will have the same footprint as the previous, and utilizes the existing foundation system. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15302.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on Google Earth.
- d) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource.
- e) Staff conducted a site inspection on Google Earth to verify that the site and proposed project meet the criteria for an exemption.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN240348.



6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Planning Commission. Pursuant to Title 21, Section 21.80.040.A, an appeal may be made to the Planning Commission by any public agency or person aggrieved by the discretionary decision of the Chief of Planning.

### **DECISION**

**NOW, THEREFORE,** based on the above findings and evidence, the Chief of Planning does hereby:

1. Find the project Categorically Exempt from CEQA per Section 15302 of the CEQA Guidelines and none of the exceptions under CEQA Guidelines Section 15300.2 apply; and
2. Approve an after-the-fact Administrative Permit and Design Approval to clear code enforcement case 24CE00590 to allow demolition and reconstruction of a 4,600 square foot single-family dwelling with attached garage, and associated site improvements including 1,365 square feet of porches.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of December, 2025:

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Melanie Beretti, AICP  
HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE  
THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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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.

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

#### NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-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.

# County of Monterey HCD Planning

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

PLN240348

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This After-the-Fact Administrative Permit and Design Approval (PLN240348) to clear code enforcement case 24CE00590 allows the demolition and reconstruction of a 4,600 square single-family dwelling with an attached garage, and associated site improvements including 1,365 square feet of porches. The property is located at 22 La Rancheria, Carmel Valley (Assessor's Parcel Number 187-121-013-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"An Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by HCD Chief of Planning for Assessor's Parcel Number 187-121-013-000 on December 3, 2025. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

**Responsible Department:** 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 HCD - 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.  
(HCD - 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 HCD - 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. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** 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 HCD - Planning, prior to the issuance of building permits.  
(HCD - 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 HCD - 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.

## 5. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** 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 HCD - 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. (HCD - 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 HCD - 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 HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

## 6. PD055 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Planning

**Condition/Mitigation  
Monitoring Measure:**

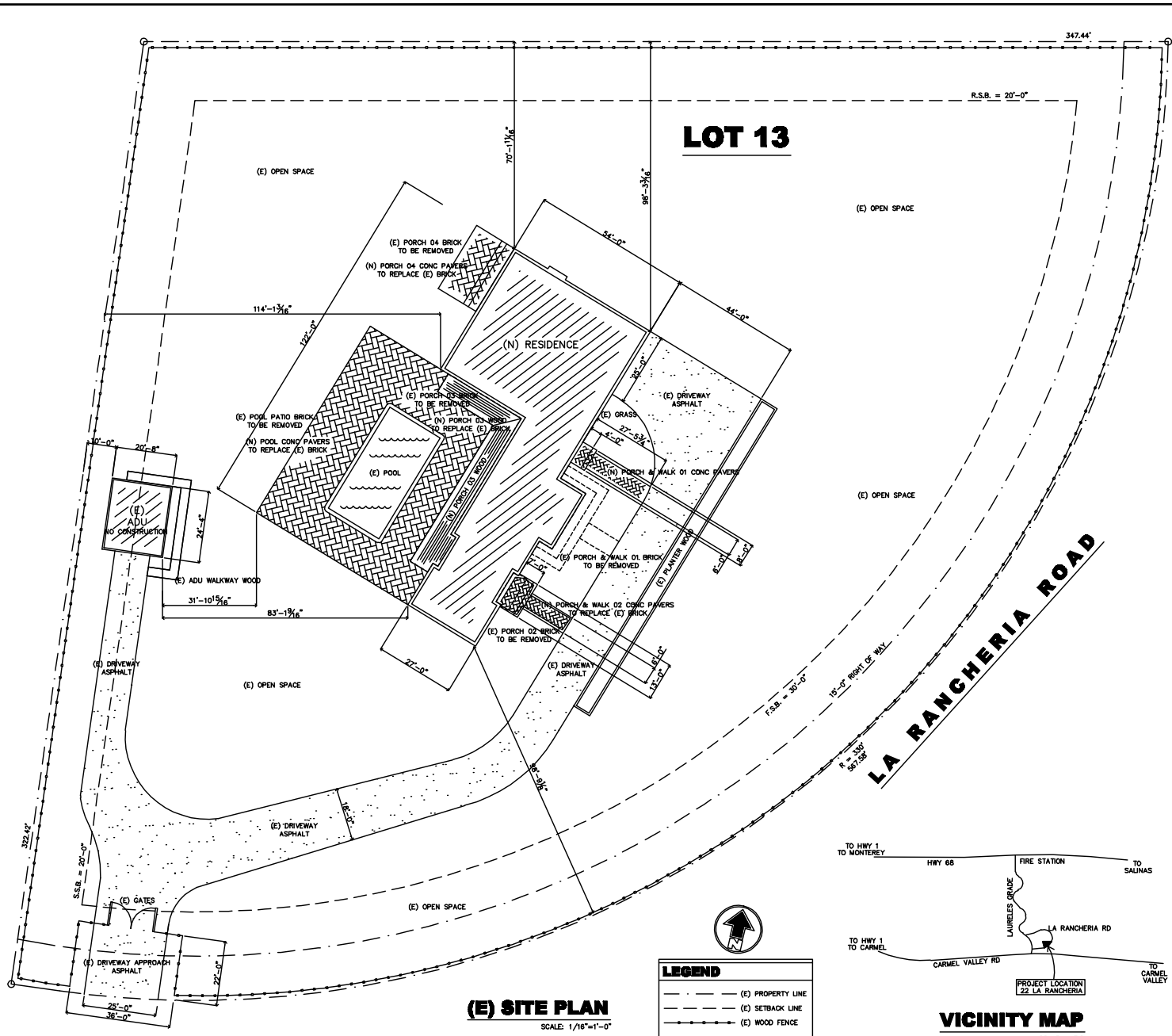
The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (as applicable):

- Names and contact information (primary and secondary) of parties responsible for project during construction.
  - Summary table including:
    - Types of construction vehicles and number of trucks and/or vehicle trips/day.
    - Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).
    - Hours of operation.
    - Project scheduling (dates) and duration of construction.
    - Map illustrating:
      - Location of project (vicinity map).
      - Proposed route for hauling material.
      - Location of Sensitive Receptors (schools, hospitals, etc) along haul route.
      - Location of stockpiles and parking for construction vehicles.
      - Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.
  - The CMP shall:
    - Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling
    - Prohibit blocking of access roads or driveways.
    - Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.
    - Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.
    - Provide adequate storage and staging areas. Staging and storage areas shall be on-site to the maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.
    - If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.
    - The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.
    - Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.
    - Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.
- (HCD - Planning)

- Compliance or  
Monitoring  
Action to be  
Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
  2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase yes, they of the project.

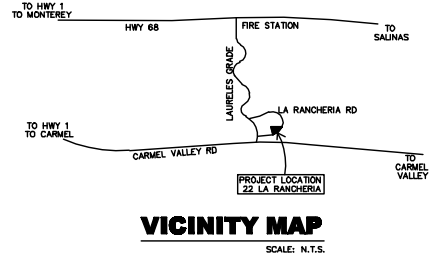
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**(E) SITE PLAN**  
SCALE: 1/16"=1'-0"

LEGEND	
	(E) PROPERTY LINE
	(E) SETBACK LINE
	(E) WOOD FENCE



**VICINITY MAP**  
SCALE: N.T.S.

SITE DATA			
(E) LOT SIZE	(2.2 ACRES)	96,920 SQ FT	100%
<b>(E) SITE COVERAGE:</b>			
(E) RESIDENCE/GARAGE ATTACHED	4600 SQ FT	5%	
(E) ADU	500 SQ FT	1%	
(E) DRIVEWAY/ASPHALT	8240 SQ FT	8%	
(E) PORCH & WALKWAY 01 BRICK	340 SQ FT	.5%	
(E) PORCH 02 BRICK	60 SQ FT	0%	
(E) PORCH 03 BRICK	600 SQ FT	1%	
(E) PORCH 04 BRICK	575 SQ FT	.5%	
(E) POOL PATIO BRICK	3060 SQ FT	.3%	
(E) ADU WALKWAY WOOD	180 SQ FT	0%	
(E) POOL	800 SQ FT	.1%	
(E) FLOOR AREA RATIO	5000 SQ FT	6%	
<b>(N) SITE COVERAGE:</b>			
(N) RESIDENCE/GARAGE ATTACHED	4600 SQ FT	5%	
(N) ADU	500 SQ FT	1%	
(N) DRIVEWAY/ASPHALT	8240 SQ FT	8%	
(N) PORCH & WALKWAY 01 CONC PAVERS	180 SQ FT	0%	
(N) PORCH & WALKWAY 02 CONC PAVERS	210 SQ FT	0%	
(N) PORCH 03 WOOD	600 SQ FT	1%	
(N) PORCH 04 CONC PAVERS	375 SQ FT	.5%	
(N) POOL PATIO CONC PAVERS	3060 SQ FT	.3%	
(N) ADU WALKWAY WOOD	180 SQ FT	0%	
(N) POOL	800 SQ FT	.1%	
(N) FLOOR AREA RATIO	5100 SQ FT	6%	
<b>(N) IMPERVIOUS COVERAGE:</b>			
(N) RESIDENCE/GARAGE ATTACHED	4600 SQ FT	5%	
(N) ADU	500 SQ FT	.1%	
(N) DRIVEWAY/ASPHALT	8240 SQ FT	8%	
(N) PORCH & WALKWAY 01 CONC PAVERS	180 SQ FT	0%	
(N) PORCH & WALKWAY 02 CONC PAVERS	210 SQ FT	0%	
(N) PORCH 04 CONC PAVERS	375 SQ FT	.5%	
(N) POOL PATIO CONC PAVERS	3060 SQ FT	.3%	
(N) FLOOR AREA RATIO	17165 SQ FT	18%	
<b>SCOPE OF WORK</b>			
-ADMINISTRATIVE VIOLATION CURRENT, CASE NUMBER: 24CED0590 (MICHAEL BRAASH, CODE INSPECTOR)			
-(E) RESIDENCE DEMOLISHED 4600 SQ FT.			
-(N) REBUILD OF RESIDENCE IN EXACT SAME FOOTPRINT.			
-(N) INTERIOR LAYOUT FROM (E) RESIDENCE.			
-(N) CONC PAVERS AT FRONT AND REAR OF RESIDENCE TO REPLACE (E) RED BRICK.			
-(N) REAR WOOD PATIO TO REPLACE (E) RED BRICK.			
-(N) PRE-FAB TRUSSES THROUGHOUT.			
-(N) INCREASE TOP PLATE FROM 8 FT TO 9 FT.			
-(N) SPRINKLERS TO BE INSTALLED.			
-(E) ADU TO REMAIN-NO CONSTRUCTION.			
-(E) PERIMETER WOOD FENCE TO REMAIN AS IS.			
-THERE WILL BE NO EXCAVATION.			
-(E) FOUNDATION AND FLOOR ASSEMBLY TO REMAIN, (N) RESIDENCE TO BE CONSTRUCTED ABOVE FLOOR LEVEL.			
-(E) POOL TO REMAIN.			
-(N) MECHANICAL, ELECTRICAL, PLUMBING, WALLS, FINISHES ETC ETC.			
<b>GENERAL INFORMATION</b>			
ZONING:	LDR/1-D-S-RAZ		
OCCUPANCY:	R-3/U		
TYPE OF CONSTRUCTION:	V-B		
NUMBER OF STORIES:	ONE (1)		
FIRE SPRINKLERS:	YES-TO BE INSTALLED		
LAND USE DESIGNATION:	RESIDENTIAL-LOW DENSITY 5-1 ACRES/UNIT		
POOL:	YES		
<b>PROJECT INFORMATION</b>			
PROJECT LOCATION: 22 LA RANCHERIA CARMEL VALLEY, CA		DESIGNER: GREG CAREY 11805 TURLOCK AVENUE SAN MARTIN, CALIFORNIA 831-901-1765 gregcarey@earthlink.net	
OWNER: GREG COSMERO 150 GLOCK TOWER #204 CARMEL, CA 831-915-3918 (GREGCOSMERO@GMAIL.COM)			

PROJECT / CLIENT

**DEMO and (N) REBUILD RESIDENCE**

for  
**GREG COSMERO**

22 LA RANCHERIA, CARMEL VALLEY, CA

APN = 187 - 121 - 013

REVISIONS


**GREG CAREY**

BUILDING DESIGNS

• CARMEL-MONTEREY

• PEBBLE BEACH

• 831-901-1765

GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**SITE PLAN**

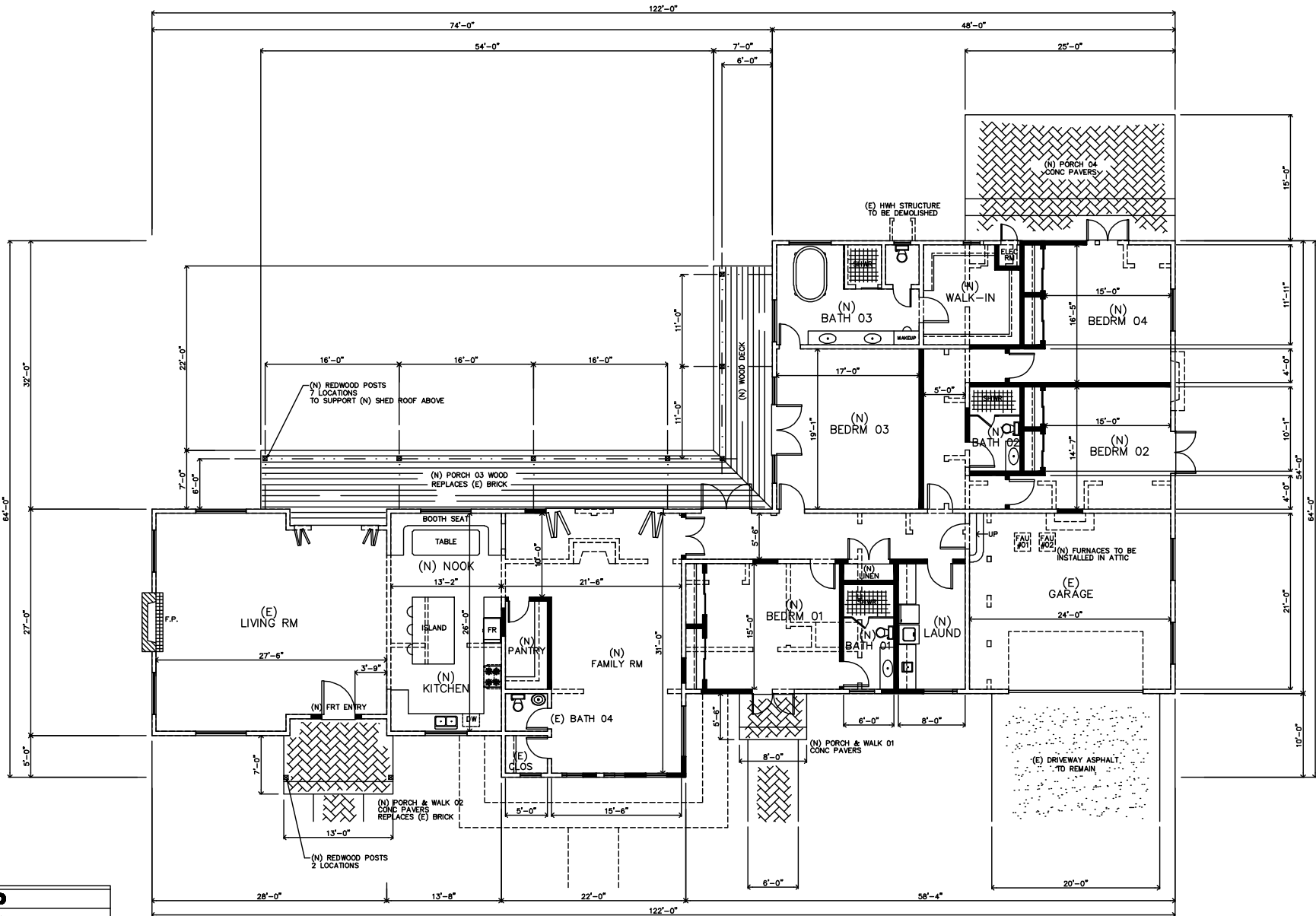
**SITE DATA**

**INFO**

DATE	SCALE
11-2024	AS SHOWN
DRAWN BY	FILE NUMBER

**A1**





PROJECT / CLIENT

# **DEMO and (N) REBUILD RESIDENCE**

**for**  
**GREG COSMERO**  
 22 LA RANCHERIA, CARMEL VALLEY, CA  
 APN = 187 - 121 - 013

REVISIONS

NO.	DESCRIPTION



**GREG CAREY**  
 BUILDING DESIGNS

• CARMEL-MONTEREY

PEBBLE BEACH

• 831-901-1765

GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**(N) FLOOR PLAN**  
**DEMO PLAN**

DATE

11-2024

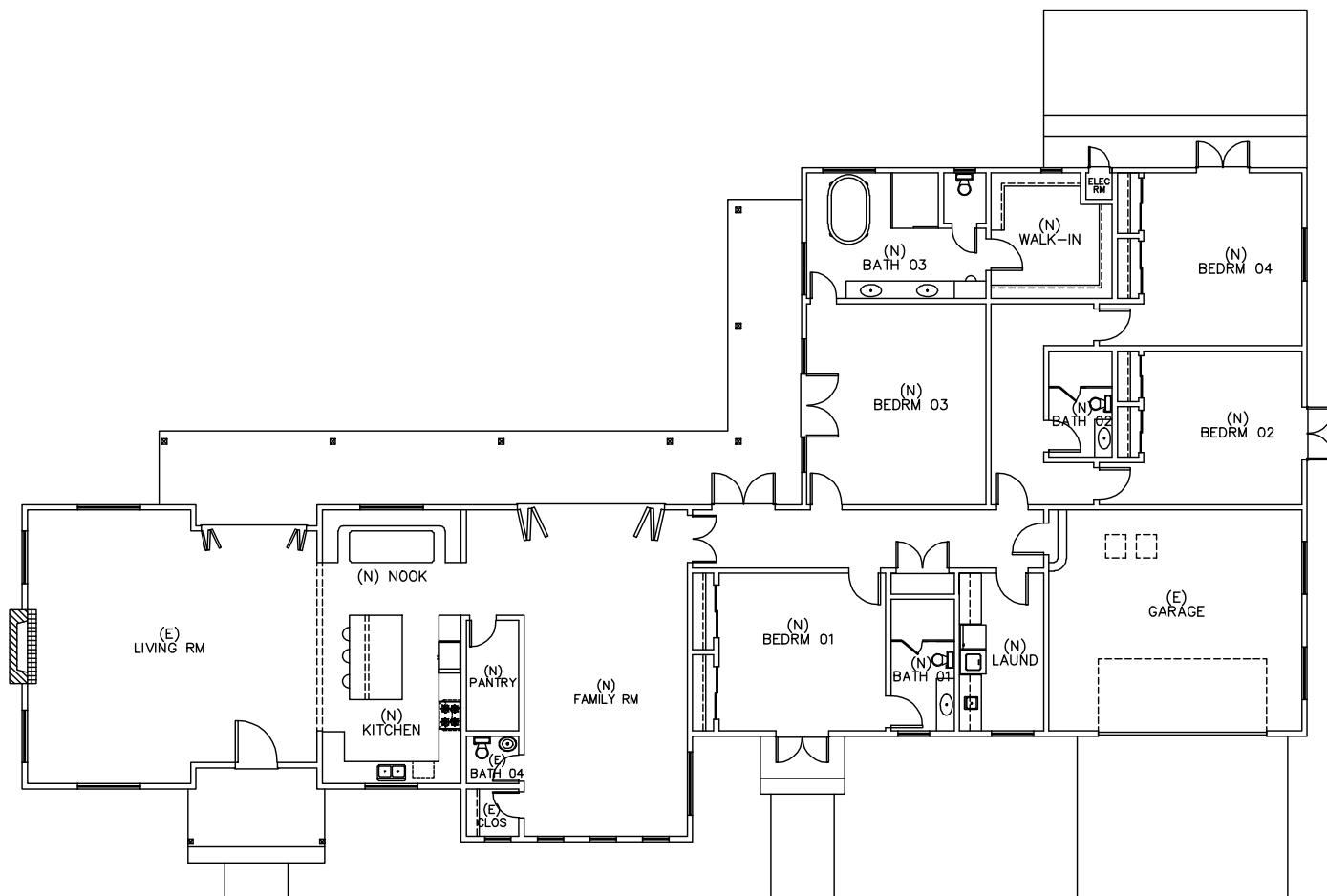
DRAWN BY

SCALE

AS SHOWN

FILE NUMBER

**A3**



**(N) FLOOR PLAN LAYOUT**  
SCALE: 3/16"=1'-0"

PROJECT / CLIENT

**DEMO and (N) REBUILD RESIDENCE**  
for  
**GREG COSMERO**  
22 LA RANCHERIA, CARMEL VALLEY, CA  
APN = 187 - 121 - 013

REVISIONS




**GREG CAREY**  
BUILDING DESIGNS

• CARMEL-MONTEREY  
• PEBBLE BEACH

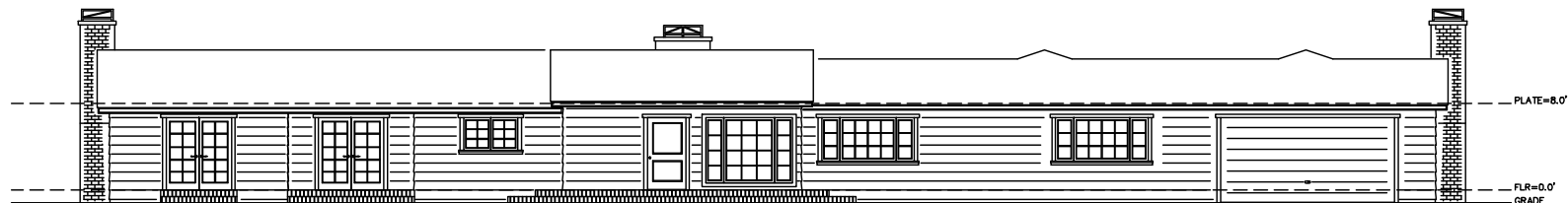
831-901-1765  
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**(N)  
FLOOR PLAN  
LAYOUT**

DATE 11-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

**A4**

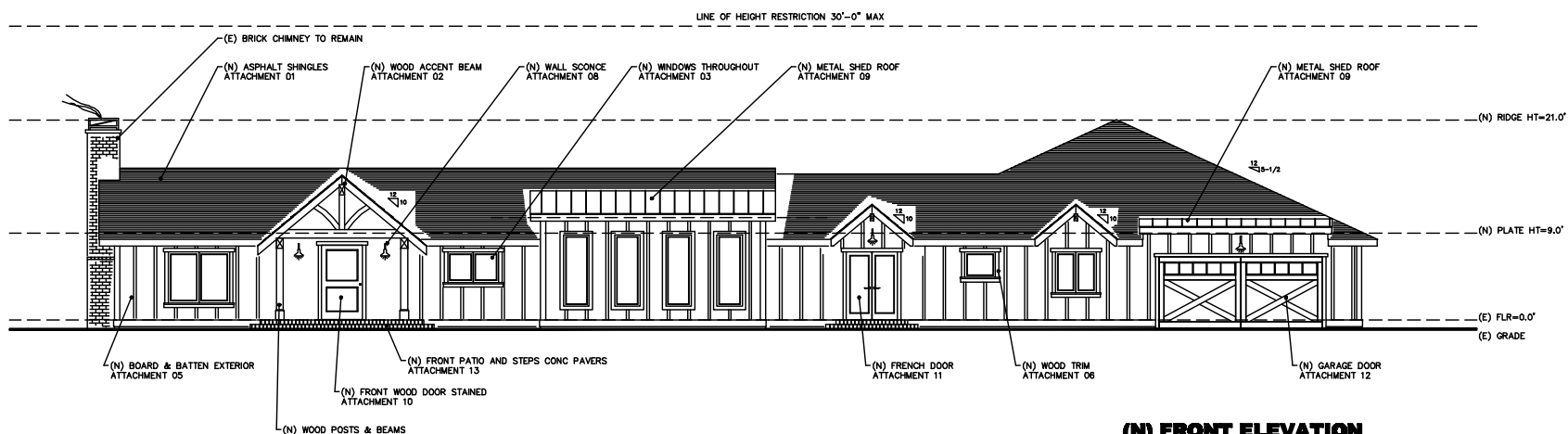


**(E) FRONT ELEVATION**

SCALE: 3/16"=1'-0"

**(N) KEY NOTES - TYPICAL**

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (N) METAL SHED ROOFS
- (N) BOARD & BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD EXTERIOR DOORS - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (N) GARAGE DOOR



**(N) FRONT ELEVATION**

SCALE: 3/16"=1'-0"

**NOTE: SEE A8 FOR ATTACHMENT MATERIAL SAMPLES**

PROJECT / CLIENT

**DEMO and (N) REBUILD RESIDENCE**

for  
**GREG COSMERO**  
22 LA RANCHERIA, CARMEL VALLEY, CA  
APN = 187 - 121 - 013

REVISIONS

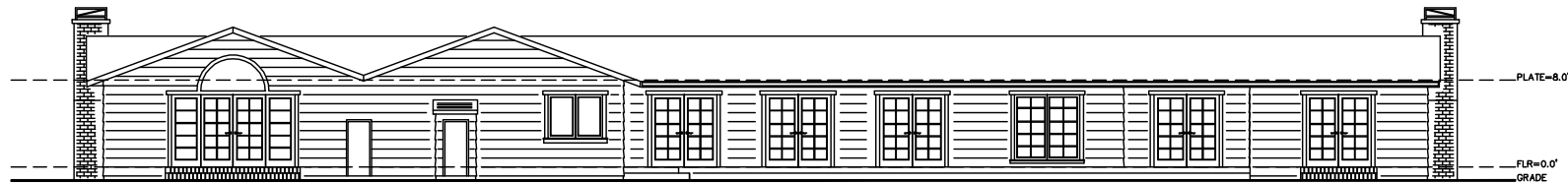

  
**GREG CAREY**  
BUILDING DESIGNS  
•  
CARMEL-MONTEREY  
PEBBLE BEACH  
•  
831-901-1765  
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**ELEVATIONS**

DATE 11-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

**A5**



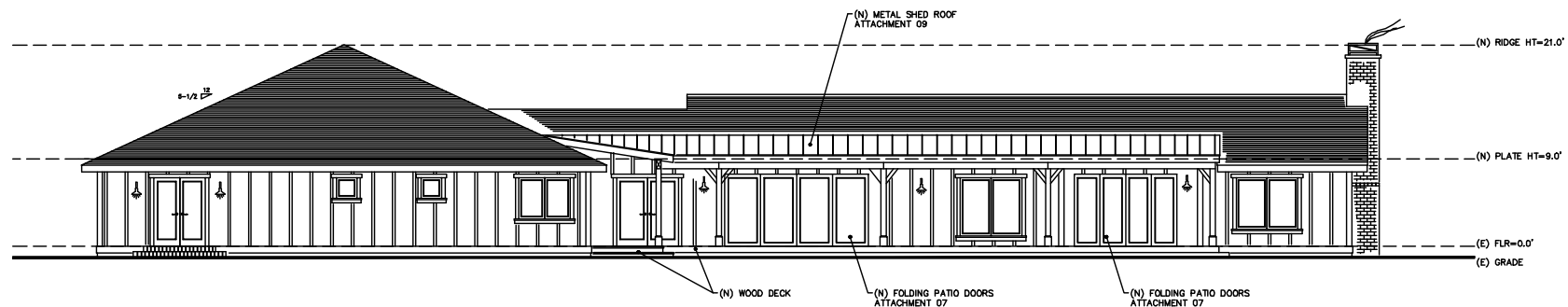
**(E) REAR ELEVATION**

SCALE: 3/16"=1'-0"

**(N) KEY NOTES - TYPICAL**

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (N) METAL SHED ROOFS
- (N) BOARD & BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD EXTERIOR DOORS - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (N) GARAGE DOOR

LINE OF HEIGHT RESTRICTION 30'-0" MAX



**(N) REAR ELEVATION**

SCALE: 3/16"=1'-0"

**NOTE: SEE A8 FOR ATTACHMENT MATERIAL SAMPLES**

PROJECT / CLIENT

**DEMO and (N) REBUILD RESIDENCE**

**for**  
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**22 LA RANCHERIA, CARMEL VALLEY, CA**  
**APN = 187 - 121 - 013**

REVISIONS




**GREG CAREY**  
BUILDING DESIGNS

• CARMEL-MONTEREY  
PEBBLE BEACH

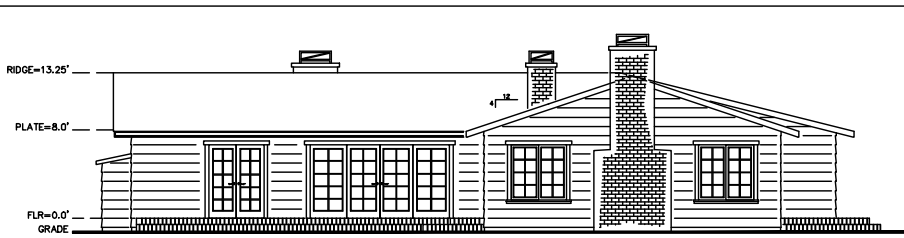
831-901-1765  
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

**ELEVATIONS**

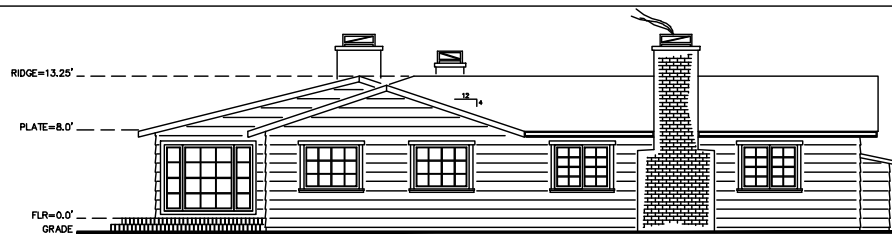
DATE 11-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

**A6**



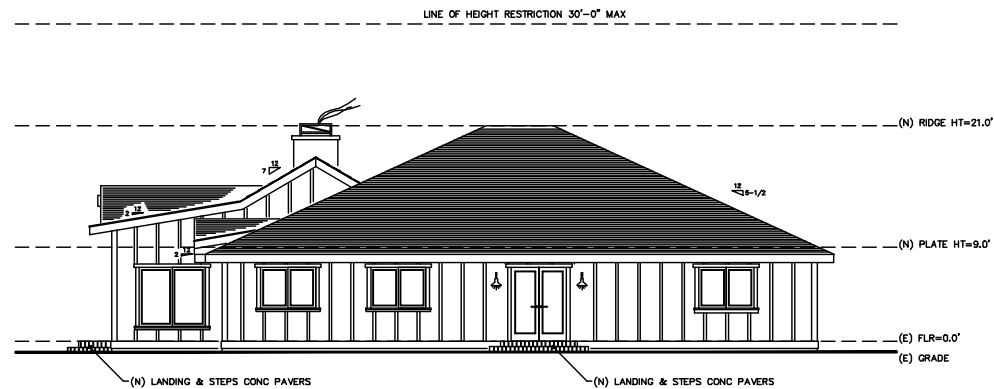
**(E) LEFT ELEVATION**

SCALE: 3/16"=1'-0"



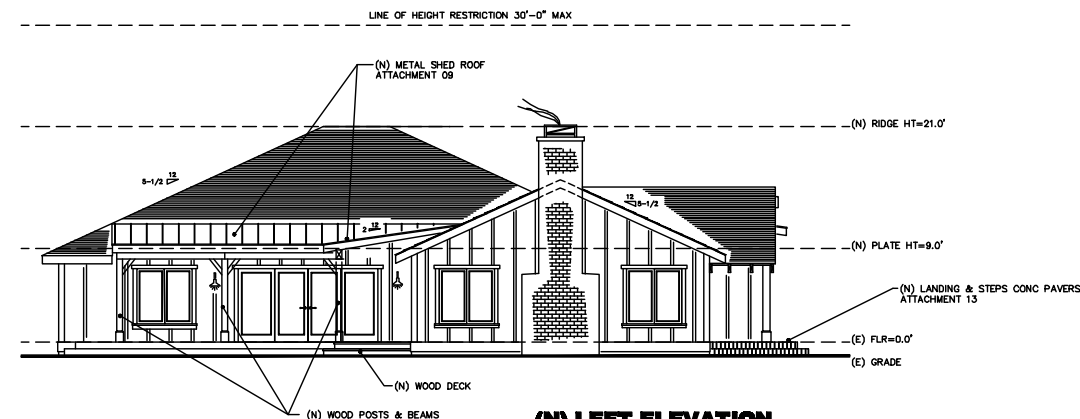
**(E) RIGHT ELEVATION**

SCALE: 3/16"=1'-0"



**(N) RIGHT ELEVATION**

SCALE: 3/16"=1'-0"



**(N) LEFT ELEVATION**

SCALE: 3/16"=1'-0"

**(N) KEY NOTES - TYPICAL**

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (N) METAL SHED ROOFS
- (N) BOARD & BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD EXTERIOR DOORS - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (N) GARAGE DOOR

**NOTE: SEE A8 FOR ATTACHMENT MATERIAL SAMPLES**

PROJECT / CLIENT

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**REVISIONS**

NO.	DESCRIPTION	DATE



**GREG CAREY**  
BUILDING DESIGNS

CARMEL-MONTEREY  
PEBBLE BEACH

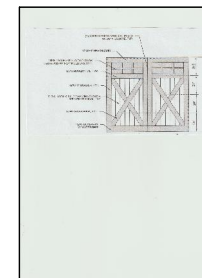
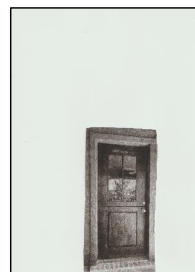
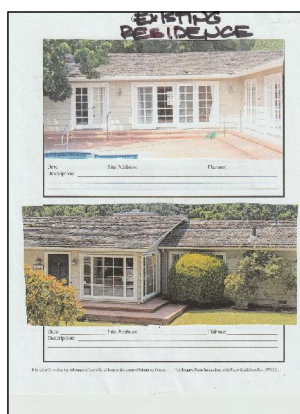
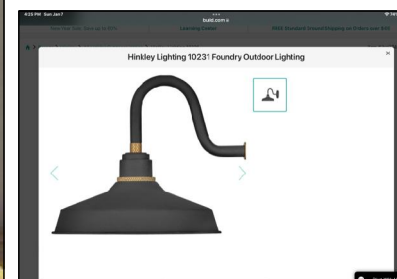
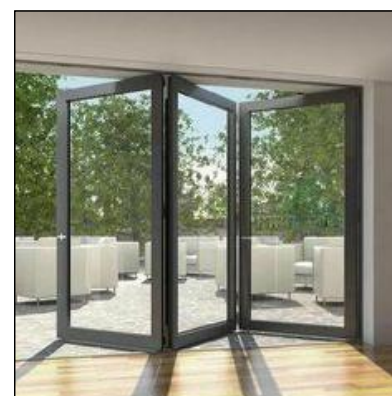
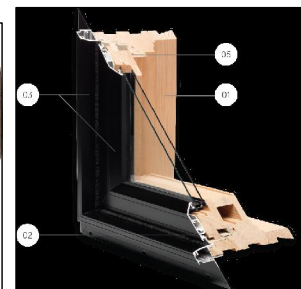
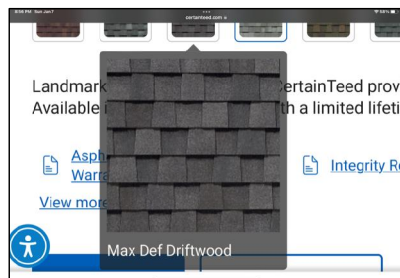
831-901-1765  
GREGORYWILSONCAREY@YAHOO.COM

**DRAWING TITLE**

**ELEVATIONS**

DATE	SCALE
11-2024	AS SHOWN
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**A7**



PROJECT / CLIENT

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REVISIONS



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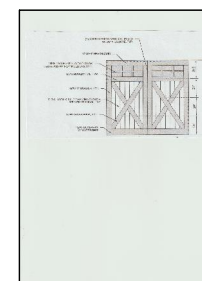
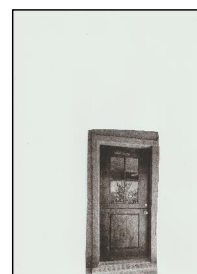
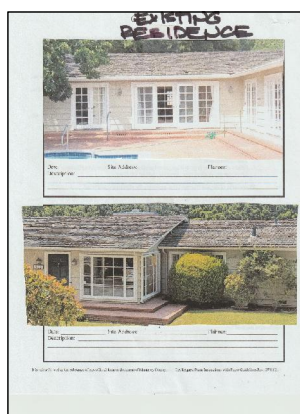
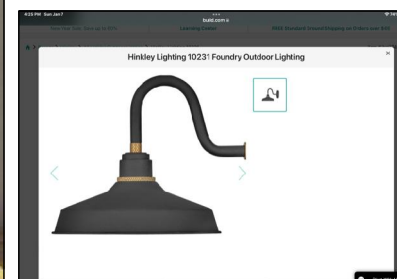
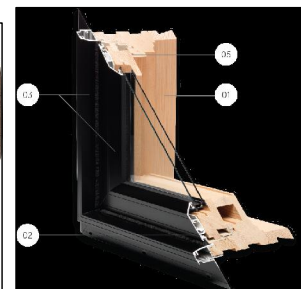
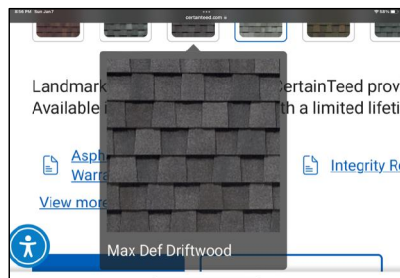
## ATTACHMENT MATERIAL SAMPLES

DATE 11-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

# A8







PROJECT / CLIENT

**DEMO and (N) REBUILD RESIDENCE**  
for  
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