

Exhibit D

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MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527 (831) 755-5025

Design Approval Permit

File Number: DA230038
Owner Name: SPARANO WILLIAM ANTHONY TR ET AL
Project Address: 26136 ATHERTON DR, CARMEL, CA 93923
Primary APN: 009-302-018-000
Coastal Zone: Yes
Date of Approval: 04/18/2023
Project Description: Design Approval to allow the construction of a 379 square foot attached carport to the single-family dwelling and convert existing 491 square foot attached garage to habitable space; materials and colors to match existing residence. The property is located at 26136 Atherton Drive, Carmel (Assessor's Parcel 009-302-018) Carmel Land Use Plan, Coastal Zone.

Findings

- Finding:** The project is consistent with the 1982 General Plan, the applicable Land Use Plan, and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning ordinance Coastal).
Evidence: THE PURPOSED ADDITION MEETS SITE DEVELOPMENT STANDARDS OF THE ZONING IT IS LOCATED IN.
- Finding:** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and insures visual integrity without imposing undue restrictions on private property;
Evidence: THE PURPOSED ADDITION IS CONSISTENT WITH THE NEIGHBORHOOD CHARACTER.

This permit is approved subject to the Conditions of Approval attached as Exhibit A.

Approved By: ARLEN BLANCA

Designee of Director of Planning

Approved Date: 04/18/2023

Exhibit A
Conditions of Approval for Design Approval
DA230038

1. DESIGN APPROVAL - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. (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.

FILE #: DA230038



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(831) 755-5025
www.co.monterey.ca.us

COASTAL DESIGN APPROVAL APPLICATION FORM

ASSESSOR'S PARCEL NUMBER:

PROJECT ADDRESS:

PROPERTY OWNER: Telephone:

Address: Fax:

City/State/Zip: Email:

APPLICANT: Telephone:

Address: Fax:

City/State/Zip: Email:

AGENT: Telephone:

Address: Fax:

City/State/Zip: Email:

Mail Notices to: Owner Applicant Agent

(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work)

MATERIALS TO BE USED:

COLORS TO BE USED:

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: William Mefford DATE:

FOR DEPARTMENT USE ONLY

ZONING: LAND USE PLAN:

ADVISORY COMMITTEE: RELATED PERMITS:

PLANNER:

WITHIN ARCH BUFFER ZONE? YES NO ON SEPTIC SYSTEM (OWTS)? YES NO

LEGAL LOT: YES NO DOES THIS CORRECT A VIOLATION? YES NO

FINDINGS:

- The project is consistent with the 1982 General Plan, the applicable Land Use Plan and Coastal Implementation Plan, and meets the regulations in Title 20 (Zoning Ordinance-Coastal); and
The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because:

DECISION: OVER-THE-COUNTER ADMINISTRATIVE

ACTION: APPROVED DENIED

CONDITIONS: ATTACHED NONE

APPROVED BY: DATE:

COPY TO APPLICANT: IN PERSON OR MAILED DATE:

W I L L I A M C M E F F O R D

A R C H I T E C T



Existing Photos for
26136 Atherton Dr, Carmel

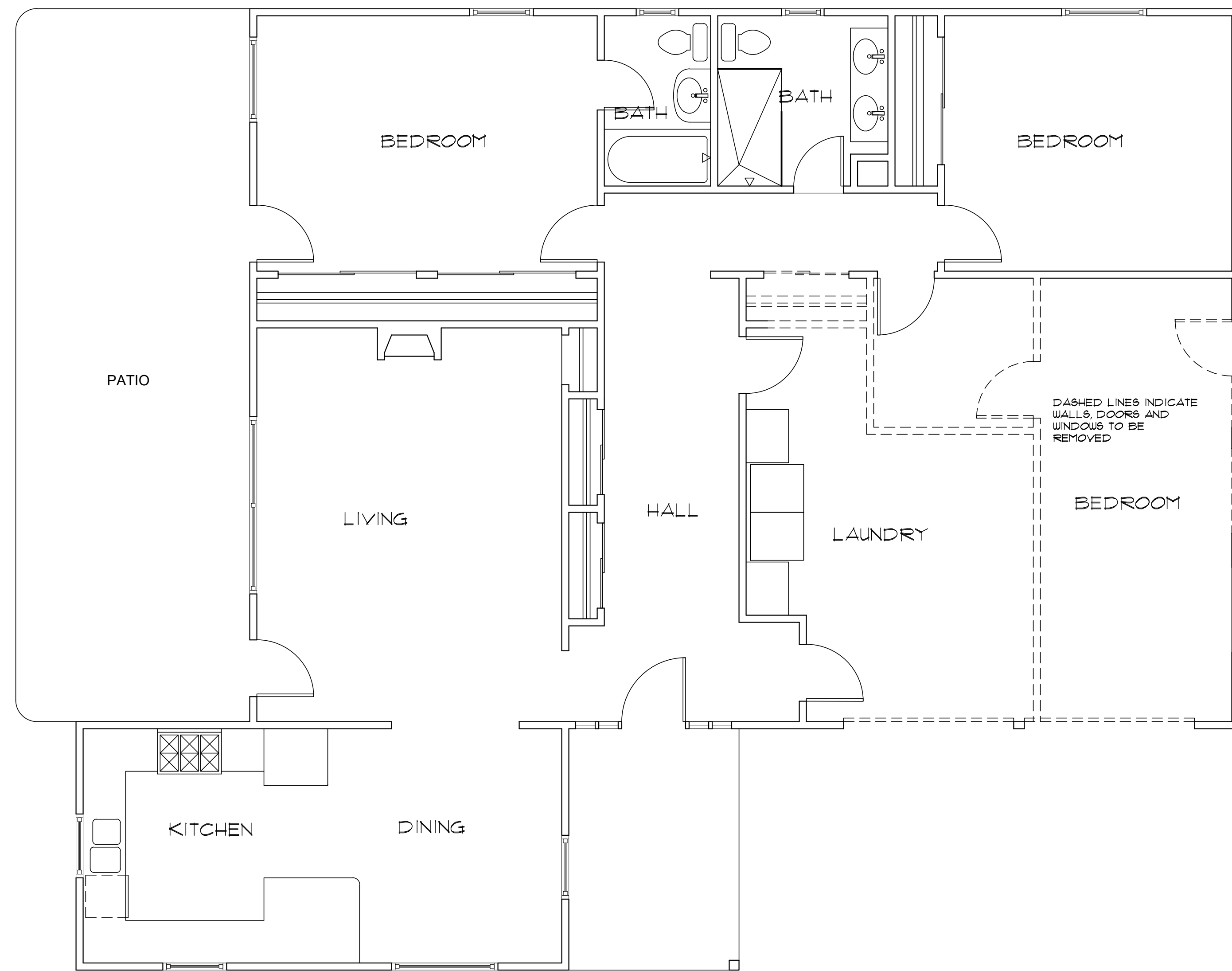


Front View



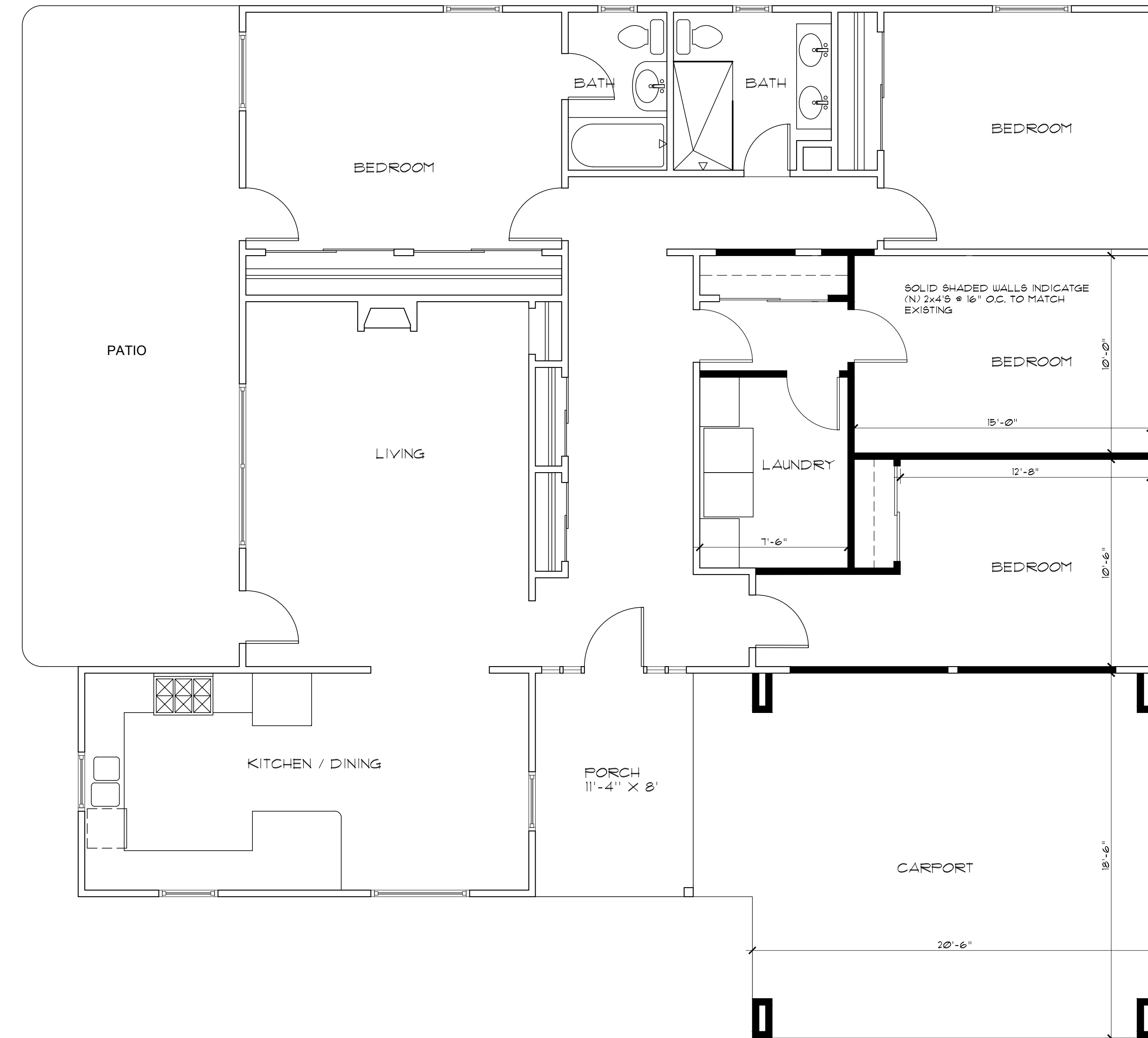
Side View

| REVISIONS | |
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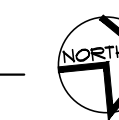
DEMOLITION PLAN

1/4" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



WILLIAM C MEFFORD
ARCHITECT

P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

REMODEL AND CARPORT FOR:
Romina Sparano
26136 AHERTON DR CARMEL, CA
APN 009-302-018

DATE: 2/17/2023

PROJECT NO. 23001

DRAWN BY:

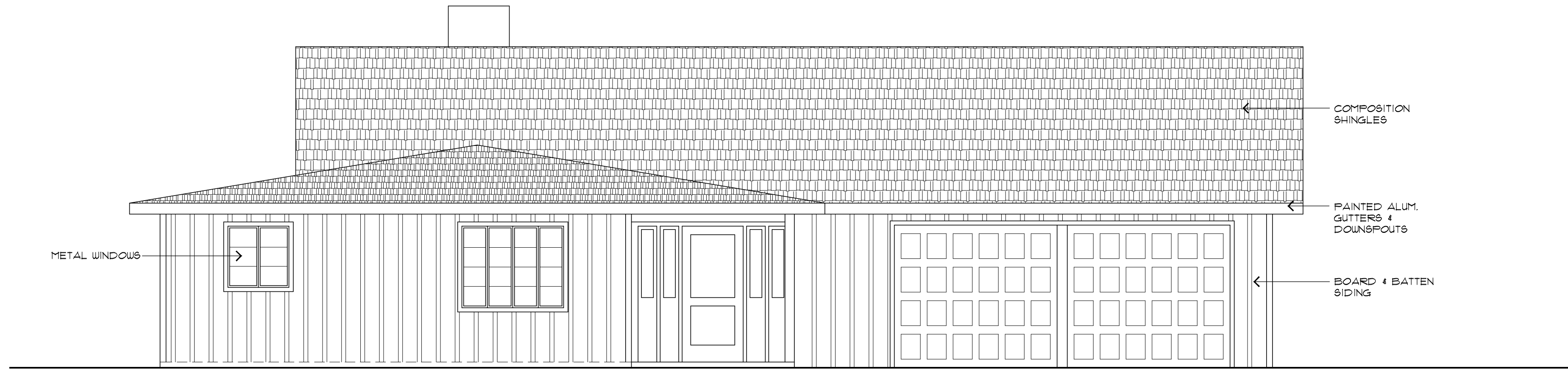
CHECKED BY:

SHEET TITLE:
PLANS

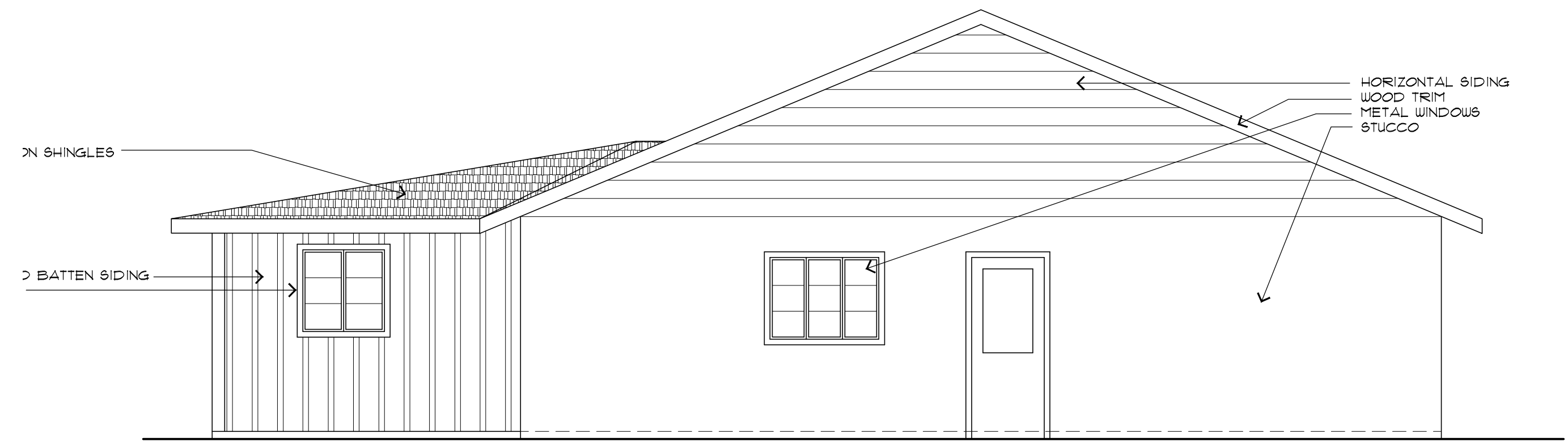
SHEET NO.
A-2
OF THREE SHEETS

| REVISIONS | |
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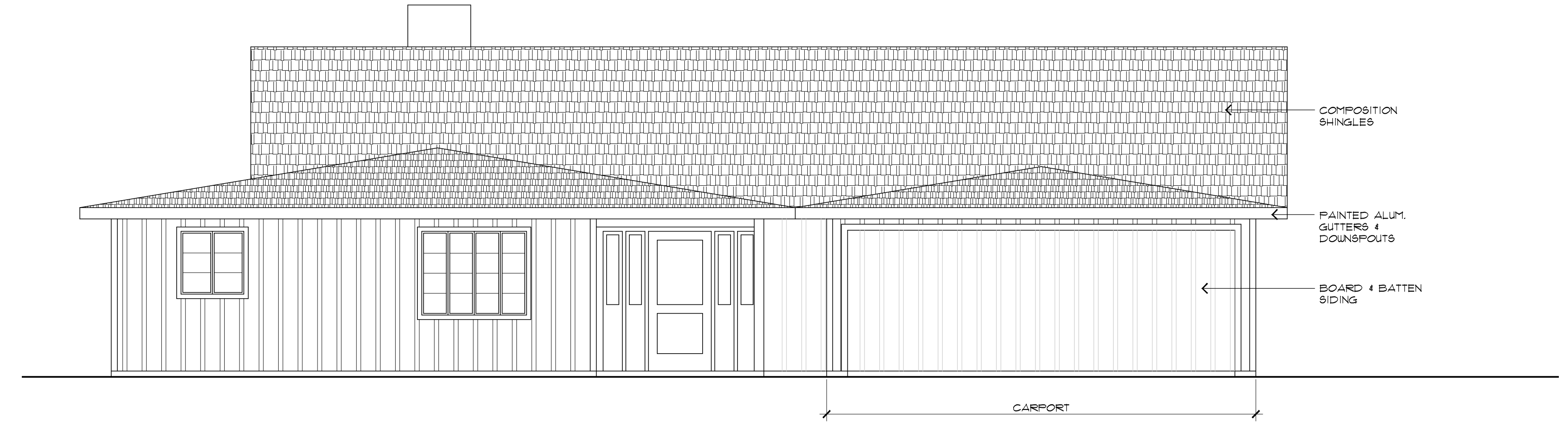
WILLIAM C MEFFORD
 ARCHITECT
 P.O. BOX 1072 PACIFIC GROVE, CA 93950
 (831) 373-4567 LICENSE # C-22893



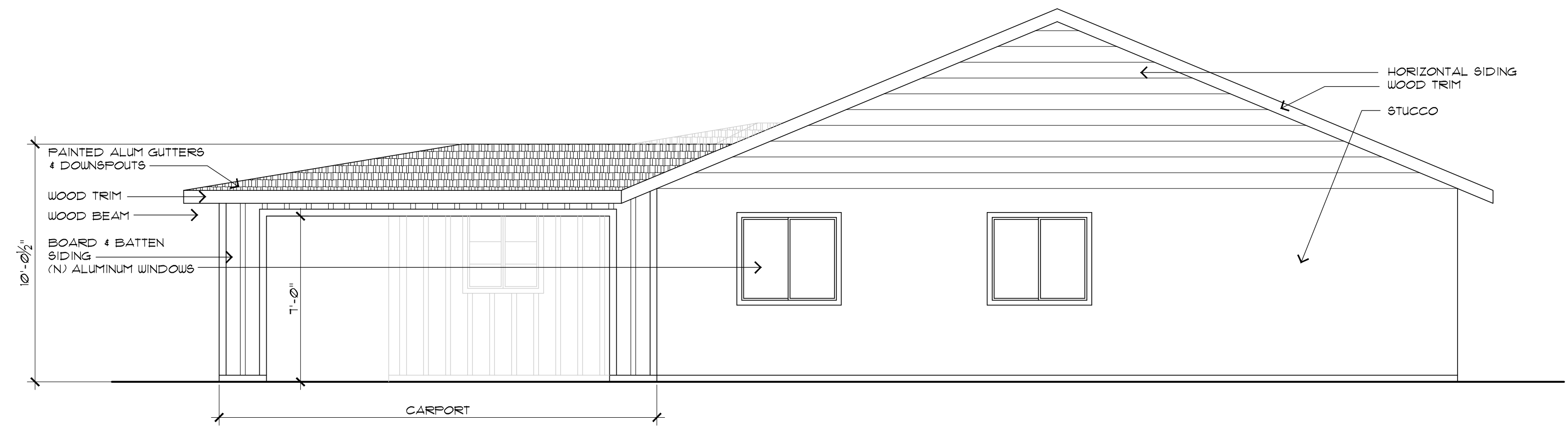
EXISTING SOUTH (FRONT)
 1/4" = 1'-0"



EXISTING EAST
 1/4" = 1'-0"



PROPOSED SOUTH (FRONT)
 1/4" = 1'-0"



REMODEL AND CARPORT FOR:
Romina Sparano
 26136 AHERTON DR CARMEL, CA
 APN 009-302-018

DATE: 2/17/2023
 PROJECT NO. 23001
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE:
EXTERIOR ELEVATIONS
 SHEET NO. **A-3**
 OF THREE SHEETS