

## Exhibit B

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## DRAFT RESOLUTION

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

In the matter of the application of:

**SMITH CHRISTOPHER & BONNIE M TRS (PLN250076)**

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

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Coastal Development Permit and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

[PLN250076, Chris and Bonnie Smith, 24495 Pescadero Road, Carmel (APN: 009-092-002-000), Carmel Area Land Use Plan, Coastal Zone]

**The SMITH application (PLN250076) came on for public hearing before the County of Monterey on December 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey 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; and
    - Monterey County Coastal Implementation Plan Part 4;
    - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
  - b) Permit History. The subject parcel in 2023 applied for and obtained a construction permit (23CP02280) to allow construction of a new foyer, rebuilding the kitchen, and new front and back porches. In 2024, the owner submitted a Revision Construction Permit (23CP02280-REV1) to omit a portion of the previously approved scope of work, and include an

addition of a shower and reconfiguration of interior walls. In December of 2024, the applicant applied for an additional Revision Construction Permit (23CP02280-REV3) to include a second-story addition, a second bathroom and omission of a previously approved staircase leading to the balcony. With the exterior work proposed in all three projects, the owner applied for an Administrative Design Approval (PLN240337) to capture the additional work. Staff sent out the Notice of Pending Administrative Design Approval on January 10, 2025 and received a letter from a neighbor requesting this item be referred to a Public Hearing subject to the Zoning Administrator. Due to the item being elevated in entitlement, PLN240337 was voided and the applicant applied for a Coastal Development Permit and Design Approval (PLN250076) to allow alterations a legal non-conforming residence to include a remodel and reconstruction of existing space, a second-story addition, new porches and replacement foundations and framing.

- c) Project. The project includes alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing space in a single-family dwelling, a 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations framing.
- d) Allowed Use. The property is located at 24495 Pescadero Road, Carmel (Assessor's Parcel Number 009-092-002-000), within the Carmel Area Land Use Plan, Coastal Zone. The parcel is zoned Medium Density Residential, with a 2 acre per unit density, and Design Control overlay in the Coastal Zone. The MDR zoning allows for construction of the first single-family dwelling as a principally allowed use, subject to a Coastal Administrative Permit. Pursuant to Title 20 section 20.70.120.A, additions to single-family dwellings are exempt from requiring a Coastal Development Permit, however the property has a Design Control zoning district overlay, which allows for additions or modifications to a structure, subject to a Design Approval. The remodel and reconstruction to the legal non-conforming single family dwelling is subject to the granting of a Coastal Development Permit pursuant to Title 20 section 20.68.050 (see subsequent Evidence "j"). Therefore, the project is an allowed land use for this site.
- e) Lot Legality. The subject property (0.21 acres) is identified in its current configuration as Lot 8 on Block 164, as shown on Cities and Towns Map, in Volume of Maps, Page 22, recorded on May 7, 1923. Further, construction permits have been issued on the subject property. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Development Standards. Site development standards for the MDR zoning district are identified in Title 20 section 20.12.060. Required setbacks for main structures are 20 feet (front), 5 feet (sides), and 10 feet (rear) with a maximum allowable height of 30 feet as measured from average natural grade. The single-family dwelling currently has a front setback over 30 feet, a side setback of 13 feet 6 inches, a non-conforming rear setback of 5 feet, and a proposed height of 21 feet 9 inches. Site coverage in the MDR zoning district is limited to 35 percent and floor area ratio is limited to 45 percent. With the implementation of

the proposed project, the resulting site coverage will be 18.4% and the floor area ratio is proposed at 28.5%. Staff received a letter on January 12, 2025 raising concerns surrounding the property's rear setback and second story height. At the time, this project was an Administrative Design Approval (PLN240337) and due to neighbor opposition this item was raised to a Public Hearing, subject to be heard by the Monterey County Zoning Administrator. The points of concern in the letter were primarily focused on the second story addition, and the private views that would be impacted as a result. Additionally, the letter included opposition to the structures existing rear setback, and detailed how construction of a second story would affect their privacy due to the addition having visual access into their yard/patio. In response to these concerns, the County does not protect private views, and the residence as proposed with the second story addition conforms with the allowable height outlined in Title 20. Additionally, staff has determined the rear setback to be legal nonconforming setback, and the existing foundation is proposed to remain in place. Therefore, the nonconforming setback is allowed to remain at 5 feet as shown on the project plans, and the proposed project complies with the required site development standards applicable to the zoning district.

- g) Geologic Hazards. The project site is in an area of known geological hazard. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250308), this site is suitable for the residential use this project proposes; there are no geological or seismic hazards that would preclude this property from being developed. See Finding 2, evidence "c".
- h) Design and Visual Resources. Title 20, Chapter 20.44 establishes regulations for Design Control zoning, or "D" districts, to help regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of neighborhood character. The proposed addition to the residence would have exterior colors and materials that match the existing exterior, which light rustic stone veneer siding, brown composition roofing, and off-white trim, with white vinyl framing for windows and doors. The exterior finishes continue to be compatible with the surrounding environment and are consistent with the residential neighborhood character. Staff received staking and flagging photos as part of the submittal package on July 23, 2025. As sited, the proposed residence and accessory structure are located in the same building footprint as the existing structure, and are sited between two existing residences with existing mature vegetation that act as screening to prevent any impacts to public views.

According to Map A of the Carmel Area Land Use Plan, the subject property is within the public viewshed as seen from Highway 1 corridor and Scenic Road. However, the project is not visible from any of these areas due to intervening mature vegetation and development. The proposed project utilizes the same building footprint, and proposes colors and materials that blend with the surrounding area, therefore the

proposed development will not create a negative impact on public viewshed points, Highway 1 corridor or Scenic Road. Carmel Area LUP Policy 2.2.3.6 requires that structures are subordinate to and blended into the environment, and proposes colors and materials that aid reducing visual impacts. As designed and sited, the project proposes to utilize footprint of the existing residence, and the second story is below the allowable maximum height outlined in MDR zoning. The current structures on the property are consistent with this policy, as they cannot be seen from any public viewshed points, and the colors and materials are natural earth tone colors with the use of stone, as to not detract from the natural beauty of the scenic shoreline and undeveloped ridgelines and slopes in the public viewshed. Policy 26.1.20 of the 1982 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 is reduced of the lighting source, 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. Therefore, the project, as designed and sited, assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity of the Carmel Area.

- i) Cultural Resources. Per County of Monterey GIS, the project site has a moderate archaeological sensitivity. Carmel CIP section 20.146.090.B, states project sites in moderate archaeological sensitivity zones on parcels 2.5 acres or more in size shall provide an archaeological survey. The subject lot is less than 2.5 acres in size, and involves minimal ground disturbance, therefore a report was not required. Therefore, there will be no impacts on archaeological resources. To assure no impacts to archaeological or cultural resources will occur, staff has added standard Condition No.3, to require the applicant notify a professional archaeologist in the event a resource is discovered during construction.
- j) Legal non-conforming. According to Assessor Records and County of Monterey Records, the subject property was first developed with a 1,134 square foot single-family dwelling and a 640 square foot Caretakers Unit, which is now recognized as Accessory Dwelling Unit (ADU), in 1930 prior to adoption of our Zoning Ordinance. The subject property is a corner lot that fronts along Pescadero Road and Camino Del Monte. Title 20.62.010.Q identifies that in cases where back-to-back corner lots are situated, that the common street shall not be less than the side setback for the zoning district. Therefore, in this case, the side setback would be along Pescadero Road and the front setback along Camino Del Monte. Based on this configuration, the attached plans (**Exhibit B**) illustrate a rear setback of 5 feet from the property line where the MDR zoning district requires 10 feet thereby making the single-family dwelling legal non-conforming to rear yard setbacks.

Pursuant to Title 20 section 20.68.040, ordinary maintenance and repairs including structural repairs and foundations may be made to any structure which is nonconforming as to height or setbacks, to a structure

used for a legal nonconforming use, provided that no structural alterations are made and such work does not exceed fifty percent of the appraised value of the structure in any one-year period. Additional maintenance and repairs may be allowed subject to a Coastal Development Permit. The project includes remodel and reconstruction of 1,134 square feet of existing single-family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The first floor includes a remodel and reconstruction within the same foundational footprint and does not include enlargement beyond the existing footprint as illustrated in the attached plans. The second story 600 square foot addition will conform to the current rear yard setbacks of 10 feet.

- k) The project was not referred to the Carmel Highlands Land Use Advisory Committee (LUAC) for review due to an on-going lack of quorum within this committee. Therefore, staff scheduled this item before the Zoning Administrator.
- l) 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 PLN250076.

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, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Soils and Geologic Hazards. The following reports have been prepared:
    - “Geotechnical and Geohazards Report” prepared by Lawrence Grice, Salinas, CA, August 28, 2025 (County of Monterey Library No. LIB250308).

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) Geological Hazards. According to Monterey County GIS, the subject property is located within 660 feet of active or potentially active faults. Pursuant to Carmel CIP section 20.146.080.1.B, a Geological Hazards Assessment and Geotechnical Report were prepared to address the property’s known geological hazards. Per the geologist’s research, site reconnaissance, review of previous subsurface data, and review of stereo aerial photography and LiDAR imagery, there was no evidence indicative of active faults at or immediately adjacent to the building footprint areas. The report states the nearest fault line is located 0.10 miles (approximately 530 feet) to the Southwest of a splay of the Hatton

fault of the project site. In accordance with this policy, the proposed development has been sited greater than 50 feet from the identified fault trace. Additionally, the project site did not reveal any surface features, including a fault rupture that has occurred at the site. The existing structures, driveways and roads do not reveal any strain, which would be attributable to subsurface, lateral or vertical displacement, resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable. Further, the project site is underlain by relatively strong soils and bedrock at a shallow depth. These materials are considered resistant to collateral spreading and as such, surface rupture from lateral spreading is considered improbable. According to the prepared Geologic Hazards Assessment (County of Monterey Library No. LIB250308), 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, and reviewed the photos submitted on July 23, 2025 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 PLN250076.

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, Cypress Fire Protection District, HCD- Engineering Services, Environmental Health Bureau, and HCD- Environmental Services. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities will be provided to the proposed residence. The property is served potable water through an existing connection with California American Water (CalAm) and has an existing sewer connection served by California Area Wastewater District (CAWD).
  - 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 PLN250076.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any



- other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on Google Earth and reviewed photos as part of the submittal, dated July 23, 2025, and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) 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 PLN250076.
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 15301 categorically exempts the maintenance or minor alteration of existing public or private structures, including additions to existing structures provided the addition will not result in an increase of more than 50 percent of the floor area of structures before the addition, or 2,500 square feet (whichever is less).
  - b) The proposed project involves alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing space, a 600 square foot second-story addition, and associated site improvements including 201 square feet of porches and replacement of foundations and framing.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
  - d) Staff conducted a site inspection on Google Earth and through photos submitted on July 23, 2025, to verify that the site and proposed project meet the criteria for an exemption.
  - 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 PLN250076.
6. **FINDING:** **PUBLIC ACCESS-** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as

described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Carmel Area, Figure 3, Local Coastal Program Public Access).
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250076.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, 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. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted in the underlying zone as a conditional use.

### **DECISION**

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

1. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and there are no exceptions pursuant to section 15300.2; and
2. Approve a Coastal Development Permit and Design Approval to allow alterations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December, 2025:

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Mike Novo, AICP  
Zoning Administrator

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 THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

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 County of Monterey 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.

Form Rev. 5-14-2014

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# County of Monterey HCD Planning

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

PLN250076

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation  
Monitoring Measure:**

This Coastal Development Permit and Design Approval (PLN250076) allows for alternations to a legal non-conforming residence to include remodel and reconstruction of 1,134 square feet of existing single-family dwelling, 600 square foot second-story addition, and associated site improvements to include 201 square feet of porches and replacement foundations and framing. The property is located at 24495 Pescadero Road, Carmel (Assessor's Parcel Number 009-092-002-000), Carmel Area Land Use 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** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:** "A Coastal Development Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by County of Monterey Zoning Administrator for Assessor's Parcel Number 009-092-002-000 on December 11, 2025. The permit was granted subject to 5 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** 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. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Public Works

**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 truck 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 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.



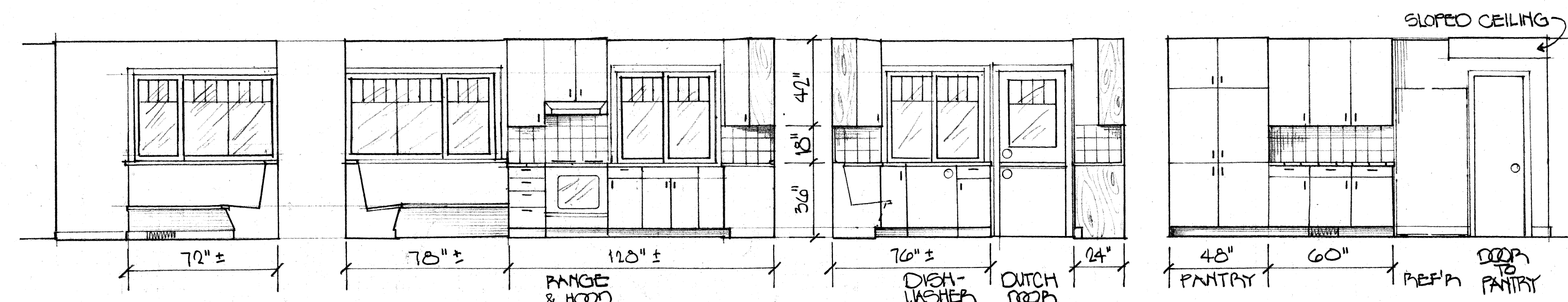
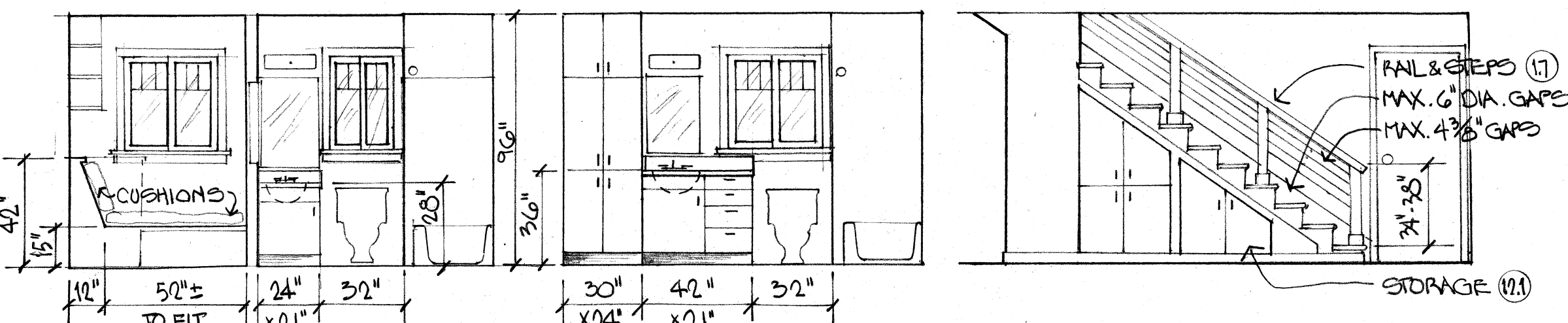
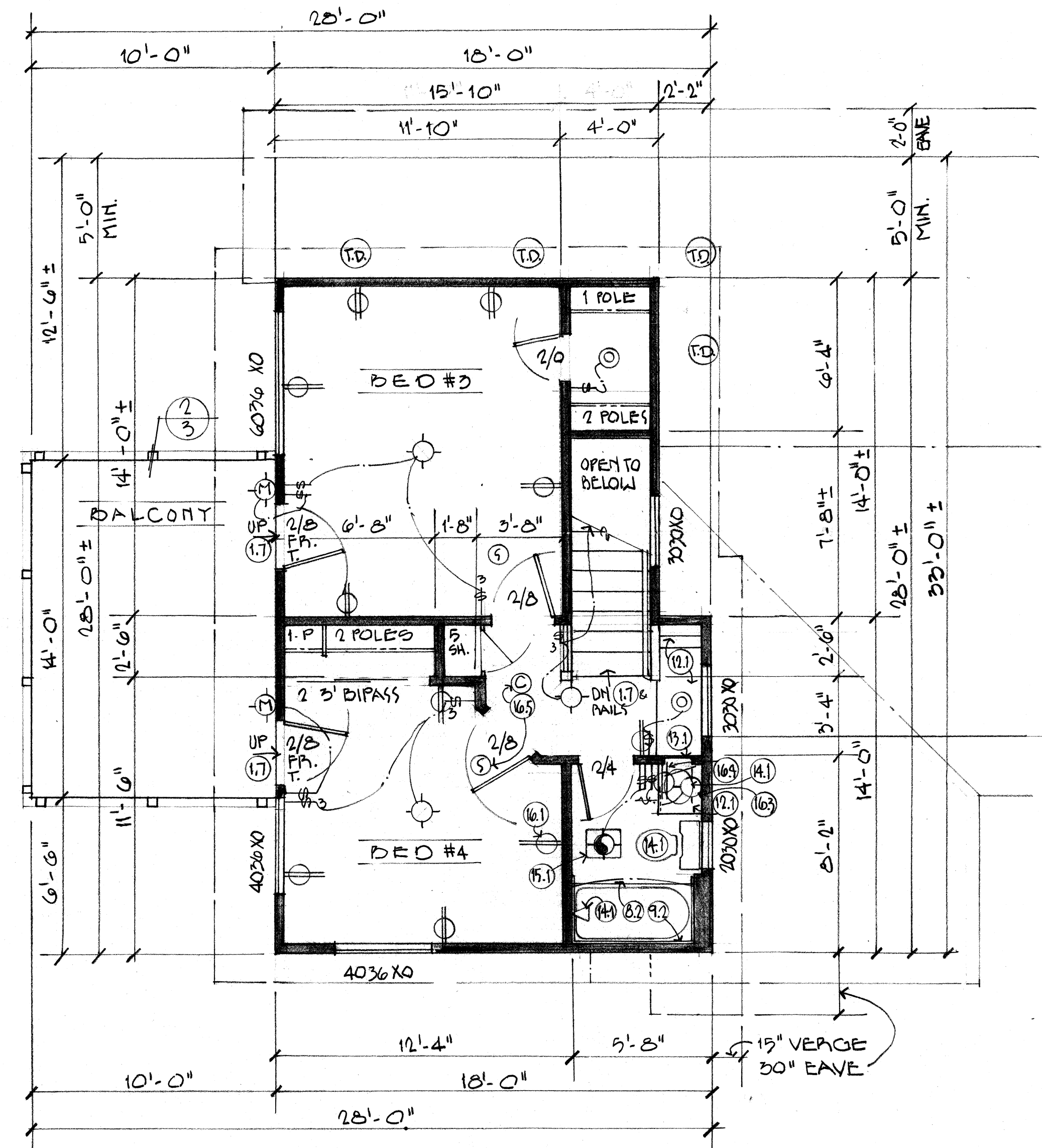
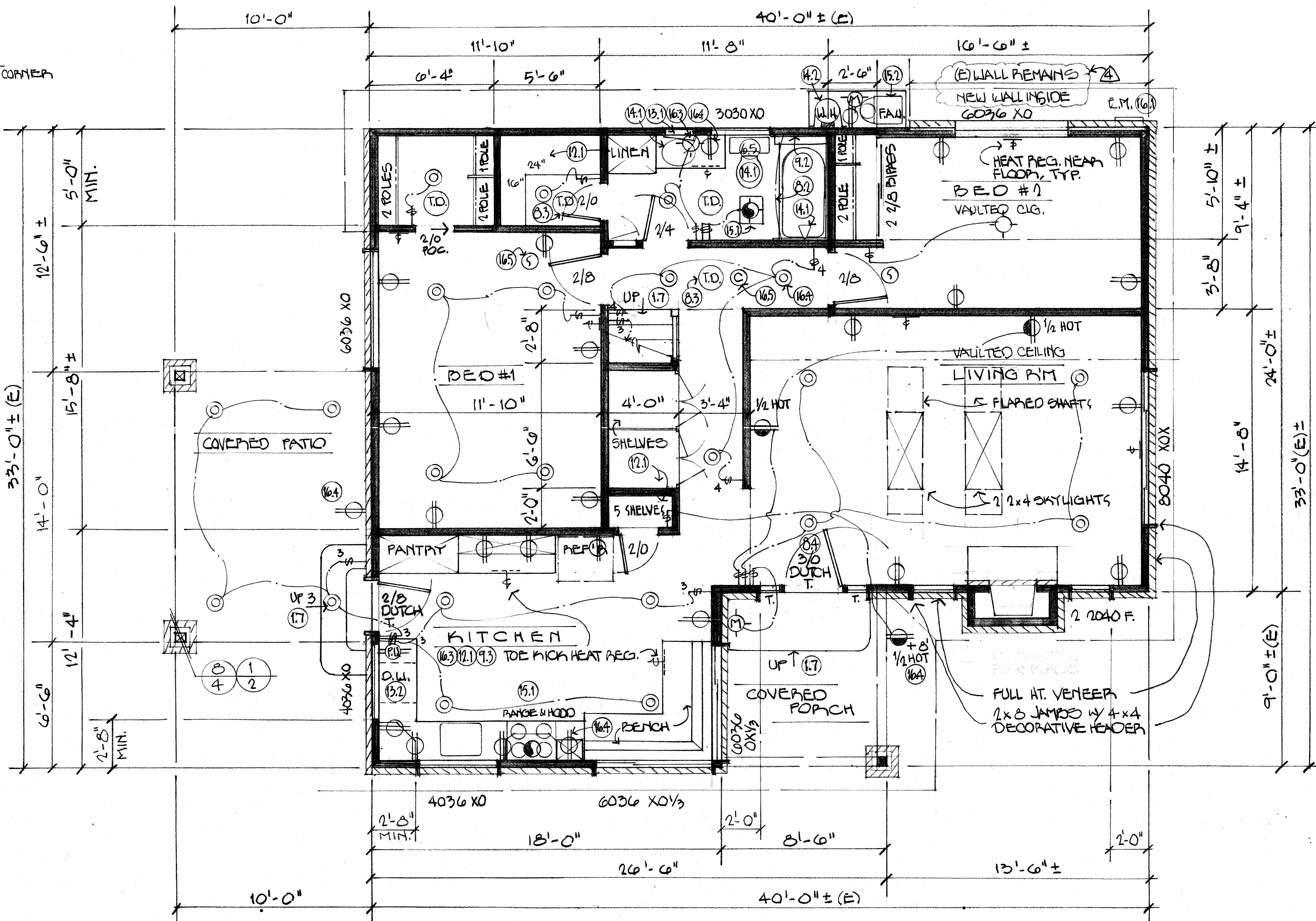
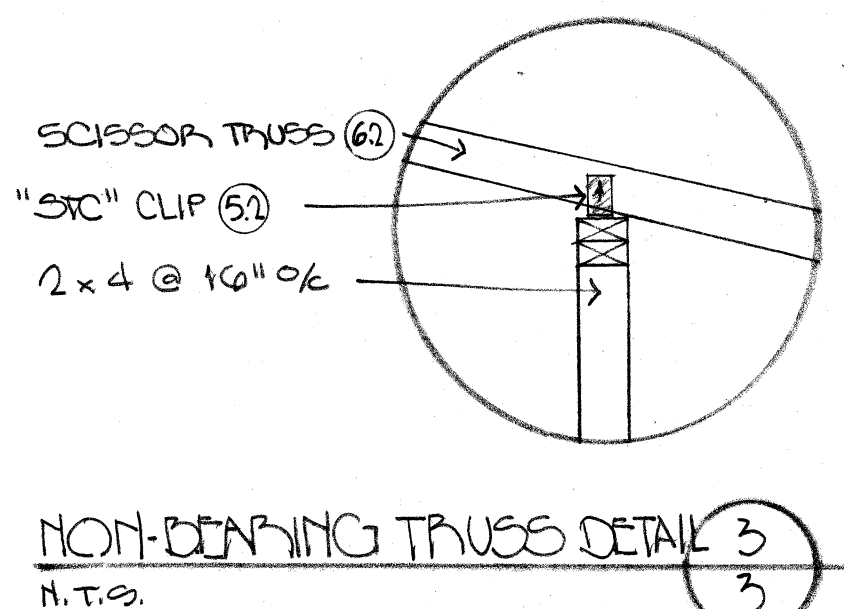
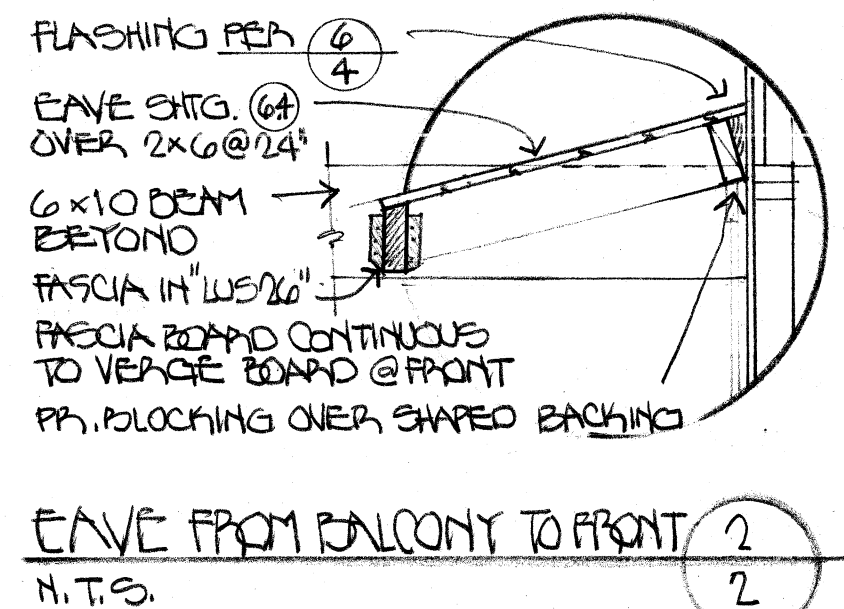
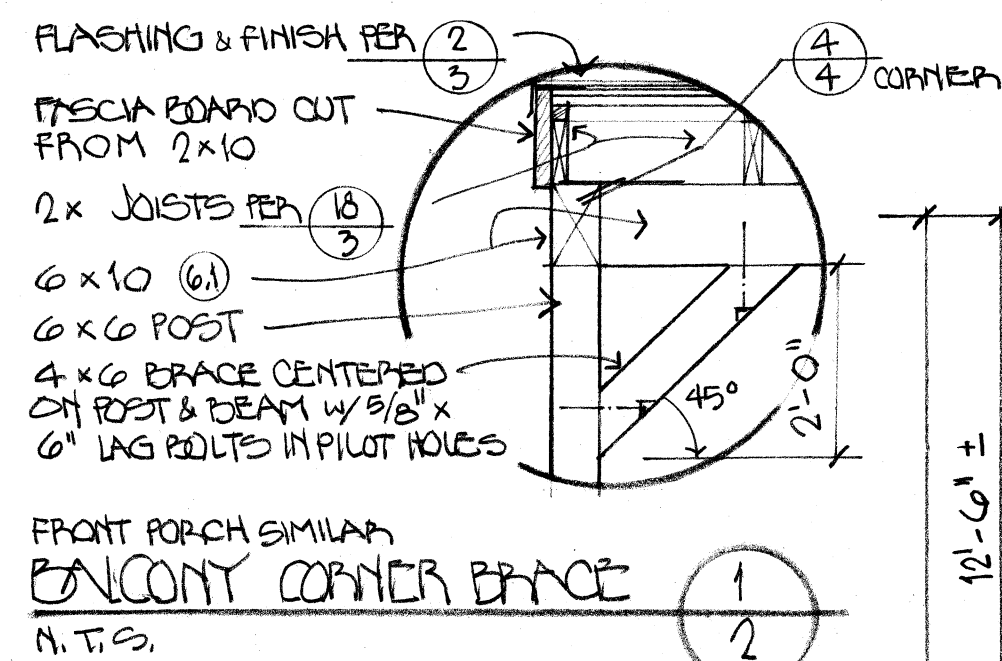
- Compliance or  
Monitoring  
Action to be  
Performed:**
1. Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to HCD-Planning and HCD-Engineering Services for review and approval.
  2. On-going through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

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#### THERMAL AND MOISTURE PROTECTION

- SEE ALSO ENERGY CONSERVATION MEASURES SUMMARY AND CP-1R FORMS AT SHEETS 5 AND 6. WALL INSULATION TO BE MINIMUM R-13 (R-19 AT 2X6 FRAMING IF ANY); CEILING INSULATION TO BE MINIMUM R-30 IN NEW AND REBUILT AREAS. SKYLIGHT SHAFT SIDES TO GET MIN. R-19 BATTS.
- BALCONY FLOOR TO BE FINISHED WITH "WALK-ON" WEATHERPROOF DECKING BY "META-CRYLICS" OR APPR'D EQUAL WITH PREP AND FLASHING PER MANUF'R'S INSTRUCTIONS (<http://www.metacrylics.com/>); VERIFY MATERIAL AND COLOR WITH OWNER. SLOPE DECK TO DRAIN MIN. 1/4" FT. = DIRECTION OF FLOW. SELF-ADHERING FLASHING SHALL COMPLY WITH AAMA 711.
- ROOFING TO BE COMPOSITION SHINGLES OF CLASS "B" ASSEMBLY. WOOD SIDING TO BE APPLIED OVER APPROVED BUILDING PAPER.

#### FENESTRATIONS & GLAZING

- WINDOWS TO BE VINYL UNITS, DUAL PANE, CERTIFIED AND LABELED IN ACCORDANCE WITH STATE ENERGY STANDARDS. EXTERIOR DOORS TO BE "DUTCH" DOORS. SEE ALSO NOTE 6.9.9.
- GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE MADE OF SAFETY GLAZING MATERIALS (AND BE LABELED AS REQUIRED BY CRC R308.1) SUCH AS TEMPERED, LAMINATED OR SAFETY PLASTIC INCLUDING THE SHOWER ENCLOSURE AND IN WALLS WITHIN 5' OF BATH OR SHOWERS, AND GLASS IN DOORS AND WITHIN 24" HORIZONTALLY OF DOORS. SHOWER ENCLOSURES RECOMMENDED TO BE CURTAIN AND ROD. ALL WINDOWS AND GLASS IN DOORS TO BE DUAL PANE AND CERTIFIED AND LABELED IN ACCORDANCE WITH STATE ENERGY STANDARDS.
- SKYLIGHTS TO BE CLEAR DUAL PANE (TEMPERED GLASS OVER LAMINATED). TUBULAR DAYLIGHTING DEVICE (TD, "SUN TUNNEL") TO BE 14" DIA. AND HAVE INTERNAL LIGHTING WHICH COMPLIES WITH CEC.
- FRONT DOOR TO INCLUDE SIDELITES, OVERALL UNIT APPROX. 5'-6" WIDE. GLAZING TO BE FIXED AND TEMPERED.

#### FINISH

- TYPICAL INTERIOR WALLS AND CEILINGS TO GET 1/2" GYP. BRD. (USE 5/8" OR BOARD RATED FOR 24" SUPPORT SPACING) WITH TAPE AND TEXTURE TO MATCH EXISTING, VERIFY.
- SHOWER WALLS TO 6' ABOVE THE DRAIN AND MINIMUM 4" HORIZONTALLY PAST THE ENCLOSURE, TO BE HARD, SMOOTH AND NON-ABSORBANT; VERIFY (CRC R307.2). INCLUDE NICHE(S) IN SHOWER PER OWNERS' DIRECTION.
- MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CG 4.504.4. ADHESIVES, BONDING PRIMERS, SEALANTS, CAULKS, PAINTS, OTHER COATINGS, AND CARPET SYSTEMS SHALL COMPLY WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CG 4.504.2.1, 2, AND 3). PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD USED IN INTERIOR FINISHES WILL COMPLY WITH LOW EMISSION STANDARDS (CG 4.504.5). VERIFICATION DOCUMENTS TO BE AVAILABLE TO INSPECTOR UPON REQUEST.

#### CABINETS

- CABINETS AND STORAGE SHOWN IS SUGGESTIVE, NOT PRESCRIPTIVE; VERIFY.

#### SPECIAL CONSTRUCTION

- MEDICINE CABINET, MIRROR, GRAB BARS, FIXTURES AND FINISHES ARE SUBJECT TO OWNER'S APPROVAL.
- DISHWASHER TO BE HIGH EFFICIENCY MODEL AS LISTED WITH THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT AND SELECTED BY THE OWNERS.

#### PLUMBING

- WATER CLOSET SPACE INSIDE FINISH DIMENSION SHALL BE 31" MINIMUM WIDTH WITH 24" CLEAR SPACE IN FRONT OF THE TOILET. TOILET MAX. 1.28 GPF. SHOWER TO HAVE THERMOSTATIC MIXING VALVE PROVIDING WATER AT A MAXIMUM 120° F. HEAD TO HAVE A FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE. AT 60 PSI, LAVATORY FAUCET SHALL HAVE A FLOW RATE NOT TO EXCEED 1.2 GALLONS PER MINUTE (GPM). KITCHEN FAUCET FLOW RATES NOT TO EXCEED 1.8 GPM.





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