

Conditions of Approval

DS 18-252 (Li)

January 16, 2019

Conditions of Approval

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CONDITIONS OF APPROVAL		
No.	STANDARD CONDITIONS	
1.	Authorization. Approval of Design Study (DS 18-252) authorizes 1) The demolition of the existing residence and construction of a new 2,306.4 square-foot, 2-story residence and single-car attached garage. The residence will consist of a 1,915 square-foot main floor, a 240-square-foot garage, and a 151.4 upper floor. 2) Light brown cedar siding on the second-story loft and the first-story master bedroom, light tan stucco siding on bedroom #1, brown stucco trim around windows and on support beams, and grey/brown ledger stone on the garage. 3) Windows and doors will be aluminum- clad with a bronze finish. 4) Three new skylights on the main level of the residence; including one 3'-10" x 3'-10" skylight at the master bathroom on the northeast portion of the roof and two 1'-10" x 1'-10" skylights on the northeast portion of the roof, one over the master bathroom and master closet. 5) A flat Metacrylics roof with grey or tan under coat and grey gravel ballast top coat to create the appearance of a tar-and-gravel roof. 6) A new 357.5 square-foot wood deck at the north side yard. 7) A new air conditioning unit with noise shrouding at the rear of the residence approx. 9 feet from the west property boundary and 11.5 feet from the south property boundary. 8) A spaced concrete paver driveway at the south side yard. 9) A 4-foot-high, spaced, horizontal board fence in the front 15 feet of the property and a solid, 6-foot-high, horizontal board fence behind the front 15 feet. 10) New exterior lighting and landscape lighting. 11) New landscaping.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Landscape Plan. All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning	✓

	Commission.	
5.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	Significant Trees. <u>All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut.</u> If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
7.	Water Use. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,007-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
8.	Modifications. The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: <ul style="list-style-type: none"> • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided to the building inspector at the time of the specified inspections.	✓
10.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground. All fixtures shall be shielded and down facing.	✓
11.	Skylights. All skylights shall use non-reflective glass to minimize the amount of light	✓

	and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color. All skylights shall have interior solar shades that can be pulled over the skylight.	
12.	Stone Facades (including chimneys). Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All masonry shall wrap around the entire building element.	✓
13.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
14.	Driveway. The driveway material may extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The maximum width of the driveway shall be 14 feet.	✓
15.	Volume Study. This project is subject to a volume study.	✓
16.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
17.	Archaeological Report. An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	✓
18.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be	✓

	significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
19.	Truck Haul Route. Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
20.	USA North 811. Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
22.	Drainage Plan. Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
23.	BMP Tracking Form. A completed BMP Tracking form will need to be submitted with the Building Permit Application.	✓
24.	Semi-Permeable Surfaces. Provide cross-section details for semi-permeable surfaces.	✓
25.	Erosion and Sediment Control Plan. Provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access with Building Permit application.	✓
	SPECIAL CONDITIONS	
26.	Tree Density Requirement. The applicant shall plant one upper-canopy tree in the rear northwest corner of the property prior to the final inspection for the building permit.	✓
27.	Deck and Stairway Footing. Prior to the issuance of the building permit, the applicant shall schedule an inspection with the City Forester to verify that the helical deck footings are located at least 4 feet back from the base of the multi-trunk oak	✓

	tree in the rear yard per the City Forester's requirements.	
28.	Tree and Privacy Shrubs Behind Garage. The applicant shall plant additional shrubs along the south fence line to provide privacy shielding between the 14-foot span of kitchen windows on the south elevation and the south neighbor's property. The landscape plan depicting this requirement shall be submitted for review and approval prior to the issuance of the building permit. The proposed tree behind the garage shall have an average height of approximately 12-14 feet to protect the view shed over the garage.	✓
29.	Garage Stone Siding. The applicant shall either wrap stone around the front, side and rear of the garage, wrap a stone wainscot around the front, side and rear of the garage, or choose a different natural siding material for the entire garage.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please return to the Community Planning and Building Department.