

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 31, 2006 Time: 9:10AM	Agenda Item No.: 4
Project Description: Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 980 sq. ft. single family residence, and the construction of a new 8,422 sq. ft. three-story single family residence and 768 sq. ft. attached three-car garage; Grading (706 cubic yards of cut/fill to be retained onsite), and a Coastal Development Permit to allow the removal of one 24" Monterey pine and one 16" Monterey cypress. Total coverage (structural and impervious) will be 5,009 sq. ft.	
Project Location: 1668 Crespi Lane, Pebble Beach	APN: 008-392-006-000
Planning File Number: PLN060032	Name: Jordan/ Cynthia Spellacy
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : LDR/1.5-D(CZ) [Low Density Residential, 1.5 acres per unit with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt - §15303(a) new construction of a single family residence within a residential zone.	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The project is located on a previously subdivided 1.6 acre parcel within the Pescadero Watershed and includes the demolition of a 980 sq. ft. single family residence; the construction of a 8,422 sq. ft. three-story single family residence and 768 sq. ft. attached garage, and the removal of one 24" multi truncated Monterey pine tree and one 16" Monterey cypress. Total structural coverage is 4,897 sq. ft. and impervious coverage is 112 sq. ft. The project is not located within the public watershed and is sited to avoid slopes greater than 30%. There will be no biological, historical, or archeological impacts as a result of the project given that tree removal will occur in accordance with the accompanying Forest Management Plan, the Historical Survey determined that the existing residence is not eligible for listing in the Monterey County Historic Resources Inventory or the California Register of Historic Resources, and the Supplemental Archaeological Reconnaissance determined there is no surface evidence of potentially significant archaeological resources in the project area or on the project parcel. The only remaining issue concerns coverage within the Pescadero Watershed.

Pescadero Watershed

As proposed, total coverage (structural and impervious) is 5,009 sq. ft., approximately 3,991 sq. ft. below the Pescadero Watershed permitted maximum coverage of 9,000 sq. ft. The driveway and proposed parking area (3,468 sq. ft.) will be constructed with approved pervious turf block and have not been included in the total coverage calculation. The same pervious material was approved for driveway construction (PLN050554) on the neighboring parcel. The purpose of limiting coverage in the Pescadero Watershed is to reduce the amount of storm water runoff into Carmel Bay,

thereby, protecting an area of marine biological significance. Although combined coverage is less than the maximum allowed, to ensure the protection of the Area of Special Biological Significance, a condition of approval has been included requiring a deed restriction stating that the driveway and parking area shall be maintained as pervious material to allow for permeability of stormwater. Additionally, the Monterey County Water Resources Agency has included conditions requiring the installation and certification of a retention/percolation facility to mitigate the impact of impervious surface storm water runoff. There are no unresolved issues remaining for this project.

OTHER AGENCY INVOLVEMENT:

- ✓ Pebble Beach Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ California Coastal Commission

The above checked agencies and departments have reviewed this project. Conditions recommended by the Pebble Beach Fire Protection District and Water Resources Agency have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was approved (5-0) by the Del Monte Forest Land Use Advisory Committee on May 4th, 2006. Comments were noted with regard to the need for two driveways in order to adequately access the parcel. The project was subsequently redesigned to include only one driveway in accordance with Section 20.147.090A.1. of the Del Monte Forest Coastal Implementation Plan.

Note: The decision on this project is appealable to the Board of Supervisors (20.86.030) and the California Coastal Commission (20.86.080).

Shandell Frank
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August 7, 2006

cc: Zoning Administrator; Pebble Beach Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Jeff Main, Interim Assistant Director, Planning & Building Inspection; Shandell Frank; Carol Allen; Jim and Susan Jordan; Cynthia Spellacy, Planning File PLN060032.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Recommended Findings and Evidence
 Exhibit C Recommended Conditions of Approval
 Exhibit D Site Plan, Elevations, Floor Plans

This report was reviewed by Jeff Main, Interim Assistant Director, Planning and Building Inspection

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 1668 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-006-000), Del Monte Forest Land Use Plan. The parcel is zoned LDR/1.5-D (CZ) ("Low Density Residential, 1.5 acres per unit, Design Control District, in the Coastal Zone"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) The project planner conducted a site inspection on May 4th, 2006 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The Minor Subdivision Planning File No. PLN010100 allowed the division of a 4.9 acre parcel (Assessor's Parcel Number 008-392-001-000) into two parcels. The subject parcel is one of these two parcels.
- (e) Combined coverage (structural and impervious) is 5,009 sq. ft. approximately 3,991 sq. ft. below the 9,000 sq. ft. maximum allowed in the Del Monte Forest Land Use Plan.
- (f) The proposed driveway and parking area (3,468 sq. ft.) will be constructed from approved pervious materials.
- (g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC approved the project (5-0) on May 4th, 2006. Comments were noted with regard to the need for two driveways in order to adequately access the parcel. The project was subsequently redesigned to include only one driveway in accordance with Section 20.147.090A.1. of the Del Monte Forest Coastal Implementation Plan.
- (h) The application, plans, and related support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development found in Project File PLN060032.

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: Planning and Building Inspection, Pebble Beach Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. 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) Technical reports by outside historical, archaeological, and forestry consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:
 - Forest Management Plan (LIB060365) prepared by Frank Ono, Pacific Grove, CA, March 16th, 2006.
 - Historic Survey (LIB060367) prepared by Anthony Kirk, Santa Cruz, CA, June 19th, 2006.
 - Supplementary Archeological Reconnaissance (LIB060366) prepared by Mary Doane and Trudy Haversat, Salinas, CA, January 6th, 2006.
- (c) Staff conducted a site inspection on May 4th, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060032.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of a single family residence in a residential zone.
- (b) No adverse environmental effects were identified during staff review of the development application nor during a site visit on May 4th, 2006.
 - (c) The Historical Survey (LIB060367) prepared for the project concluded that the existing residence is not eligible for listing in the Monterey County Historic Resources Inventory or the California Register of Historic Resources.
 - (d) The Supplemental Archaeological Reconnaissance (LIB060366) prepared for the project concluded that there is no surface evidence of potentially significant archaeological resources in the project area or on the project parcel.
 - (e) In accordance with the Forest Management Plan (LIB060365) prepared for the project, one 24” multi truncated Monterey pine tree and one partially uprooted 16” Monterey cypress tree will be removed. No other trees or major vegetation are proposed for removal.
 - (f) See preceding and following findings and supporting evidence.

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. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:** (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.

5. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4.). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in

Section 20.70.050.B.4.c. of the Monterey County Coastal Implementation Plan, can be demonstrated.

- EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 15, the Recreational Facilities Map, and Figure 16, the Shoreline Access Map, of the Del Monte Forest Area Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit on May 4th, 2006.

- 6. FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit to allow the removal of one 24” multi truncated Monterey pine tree and one 16” partially uprooted Monterey cypress. The Required Findings in order to grant the permit for tree removal have been met.

- EVIDENCE:** (a) Section 20.147.050.A.1. A Coastal Development Permit must be obtained for the removal of trees and other major vegetation.
- (b) A Forest Management Plan (LIB060365) was prepared for the project.
- (c) The parcel is not located within the Monterey cypress indigenous range (Del Monte Forest Local Coastal Program, Resource Maps, Vegetation Cover).
- (d) Removal of the Monterey pine and Monterey cypress will occur in accordance with the Forest Management Plan prepared for the site.
- (e) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones and trunk protection.
- (f) The removal will not involve a risk of adverse environmental impacts.

- 7. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:** (a) Preceding findings and supporting evidence.

- 8. FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:** Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance (Title 20).

EXHIBIT C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Jordan File No: PLN060032 APNs: 008-392-006-000 Approved by: Zoning Administrator Date: August 31, 2006
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		PBD029 - SPECIFIC USES ONLY This Combined Development permit (PLN060032) allows the demolition of an existing 980 sq. ft. single family residence and the construction of a new 7,873 sq. ft. three-story single family residence and 768 sq. ft. three car garage, and the removal of one 24” multi-truncated Monterey pine tree and one 16” Monterey cypress. Grading includes 706 cubic yards of cut material to be dispersed on site. The property is located at 1668 Crespi Lane, Pebble Beach (Assessor’s Parcel Number 008-392-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. [Resource Management Agency (RMA) - Planning and Building Inspection]	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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2.		<p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060032) was approved by the Zoning Administrator for Assessor's Parcel Number 008-392-006-000 on August 31, 2006. The permit was granted subject to 18 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (RMA - Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA - Planning and Building Inspection)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department 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.	Owner/ Applicant/ Archaeologist	Ongoing	
4.		<p>PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (RMA - Planning and Building Inspection)</p>	None	Owner/ Applicant	Ongoing	

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5.		<p>PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY)</p> <p>The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning and Building Inspection)</p>	<p>Submit landscape plans and contractor's estimate to PBI for review and approval.</p> <p>All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.</p>	<p>Owner/ Applicant/ Contractor</p> <p>Owner/ Applicant</p>	<p>At least 60 days prior to final inspection or occupancy</p> <p>Ongoing</p>	
6.		<p>PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (RMA - Planning and Building Inspection)</p>	<p>Submit three copies of the lighting plans to PBI for review and approval.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of building permits.</p>	

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7.		PBD032(B) – TREE AND ROOT PROTECTION Trees which are located close to the 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (RMA - Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to Issuance of Grading and/or Building Permits	
8.		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning and Building Inspection; Public Works)	None	Applicant/ Owner	Ongoing	
9.		PBD042 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA - Planning and Building Inspection)	If applicable, apply and receive the appropriate grading permit from Monterey County Planning and Building Inspection.	Engineer/ Owner/ Applicant	Prior to Issuance of Grading or Building Permits	
10.		ENGINEERING CERTIFICATION- NON STANDARD A Registered Engineer shall certify with wet stamp the permeability of the pavers utilized for the construction of the driveway and parking areas. Accompanying calculations shall prove at least 40 percent open pass-through area.	Submit wet-stamped plans and calculations to the Director of Planning and Building Inspection.	Owner/ Applicant Engineer	Prior to the issuance of building permits.	

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11.		PERMEABLE STRUCTURES- NON STANDARD The applicant shall record a deed restriction which states: "The driveway and proposed parking area shall be maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval of the Monterey County Planning and Building Inspection Department and the Pebble Beach community Services District Fire Department". (RMA- Planning and Building Inspection Department)	Proof of recordation of this deed restriction shall be furnished to the Director of Planning and Building Inspection.	Owner/ Applicant	Prior to the issuance of building permit.	
12.		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
13.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	

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14.		<p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ Occupancy	
15.		<p>WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	

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16.		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to final building inspection</p>	

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17.		<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</p> <p>The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Fire Protection District)</p>	<p>Applicant shall enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to final building inspection</p>	
18.		<p>FIRE008 - GATES</p> <p>All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Fire Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p> <p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p>	