

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> August 31, 2006 <b>Time:</b> 9:40 am	<b>Agenda Item No.:</b> 4
<b>Project Description:</b> Combined Development Permit Consisting of: (1) A Coastal Administrative Permit and Design Approval to allow the construction of an 850 square foot Senior Unit with a 300 square foot attached one-car garage and 198 square feet of patio area; and (2) a Coastal Development Permit for the removal of two trees: one 22-inch diameter and one 17-inch diameter Monterey Pine.	
<b>Project Location:</b> 1215 Sombria Lane, Pebble Beach	<b>APNs:</b> 008-291-009-000 and 008-291-021-000
<b>Planning File Number:</b> PLN060262	<b>Name:</b> William S. & Mary S. Deakyne, Owners
<b>Plan Area:</b> Del Monte Forest Area, Coastal Zone	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> "LDR/2-D(CZ)" [Low Density Residential/2 acres per unit-Design Control (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Section 15303	
<b>Department:</b> Resource Management Agency - 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 consists of the construction of an 850 square foot Senior Unit and the removal of two protected Monterey Pines and three unprotected trees. The proposed Senior Unit is subject to a Coastal Administrative Permit per Section 20.14.040. Per Section 20.147.050.A of the Del Monte Forest Coastal Implementation Plan, a Coastal Development Permit is required to remove two Monterey Pines, one 22-inch diameter and one 17-inch diameter. No permit is required for the proposed removal a 6" Monterey Pine, an 11" Monterey Pine, and a 17" Coast Redwood.

The existing 7,980 square foot residence that was approved in 1989 was constructed over the property line between Assessor Parcel Numbers 008-291-009-000 and 008-291-021-000. The property has two Assessor's Parcel Numbers but is one single legal lot of record. Therefore, the project conforms to required setbacks.

Based on available resource information, application materials, and a site visit, staff finds this project has no archaeological, historic, or biological issues. There are no unresolved issues.

**OTHER AGENCY INVOLVEMENT:**

- ✓ Pebble Beach Community Services District
- ✓ Public Works Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

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

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC.

Note: The decision on this project is appealable to the Board of Supervisors. The decision on this project is appealable to the California Coastal Commission after all County appeals have been exhausted pursuant to Chapter 20.86, Title 20.

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Jennifer Savage  
(831) 755-5149, savagej@co.monterey.ca.us  
August 10, 2006

cc: Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline Onciano, Planning & Building Services Manager; Jennifer Savage, Assistant Planner; Carol Allen; William S. & Mary S. Deakyne, Owners; Mackenzie Patterson, Agent; Planning File No. PLN060262.

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  
                  (Note: Vicinity Map should be attached as last page of report, not as an Exhibit)

This report was reviewed by Jacqueline Onciano, Planning and Building Service Manager.

# EXHIBIT A

## Project Information for PLN060262

**Project Title:** DEAKYNE WILLIAM S & MARY S

**Location:** 1215 SOMBRIA LN PEBBLE BEACH

**Primary APN:** 008-291-009-000-M

**Applicable Plan:** Del Monte Forest Land Use Plan

**Coastal Zone:** Yes

**Permit Type:** Combined Development Permit

**Zoning:** LDR/2-D(CZ)

**Environmental Status:** Exempt

**Plan Designation:** RESIDENTIAL, 1UN/

**Advisory Committee:** Del Monte Forest

**Final Action Deadline (884):** 9/11/2006

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### Project Site Data:

**Lot Size:** 2.128 AC

**Coverage Allowed:** 15%

**Existing Structures (sf):** 3,714.5

**Coverage Proposed:** 5.5%

**Proposed Structures (sf):** 1,432.5

**Height Allowed:** 15 FT

**Height Proposed:** 15 FT

**Total Sq. Ft.:** 5,147

**FAR Allowed:** 17.5

**FAR Proposed:** 9.5

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### Resource Zones and Reports:

**Environmentally Sensitive Habitat:** No

**Erosion Hazard Zone:** MODERATE

**Biological Report #:** N/A

**Soils Report #:** N/A

**Forest Management Rpt. #:** LIB060380

**Archaeological Sensitivity Zone:** HIGH

**Geologic Hazard Zone:** V & III

**Archaeological Report #:** LIB060379

**Geologic Report #:** N/A

**Fire Hazard Zone:** MODERATE

**Traffic Report #:** N/A

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### Other Information:

**Water Source:** CAL-AM WATER

**Sewage Disposal (method):** SEWER

**Water Dist/Co:** MON PEN WATER MANAG

**Sewer District Name:** PEBBLE BEAC

**Fire District:** PEBBLE BEACH COMM SERV

**Grading (cubic yds.):** 30.0

**Tree Removal:** TWO MON. PINE

**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 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 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 1215 Sombria Lane, Pebble Beach (Assessor Parcel Numbers 008-291-009-000 and 008-291-021-000), Del Monte Forest Area, Coastal Zone. The parcel is zoned Low Density Residential/2 acres per unit-Design Control, in the Coastal Zone [“LDR/2-D(CZ)”]. 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 1, 2006 to verify that the project on the subject parcel conforms to the plans listed above.

(d) Senior Units are an allowed use subject to a Coastal Administrative Permit in accordance with Section 20.14.040. The project complies with the regulations for Senior Citizen Units in accordance with Section 20.64.010.C. Conditions have been incorporated requiring to applicant to record a Senior Citizen Unit deed restriction.

(e) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors, this project did not warrant referral to the LUAC because the development did not include slope restrictions, ridgeline/viewshed development restrictions, Variances, a Lot Line Adjustment with conflicts, or environmental issues that are not exempt from CEQA.

(f) The property has two parcel numbers. However, the single family dwelling that was approved in 1989 (AP98023) was built over a parcel line. Therefore, the property, consisting of APNs 008-291-021-000 and 008-291-009-000, will be treated as one parcel as to policies, requirements, and standards 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).

(g) The application, plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed development found in Project File PLN060262.

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: RMA - Planning Department, Pebble Beach Community Services District, 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) A technical report by an outside archaeological consultant indicated that there are no 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:  
    “Preliminary Cultural Resources Reconnaissance of APN 008-291-09, 21, Pebble Beach, Monterey County, California” (LIB060379) prepared by Gary S. Breschini, Salinas, CA, April 7, 1988.  
(c) Materials in Project File PLN060262.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small accessory structures.  
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on May 1, 2006.  
(c) 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:** Staff reviewed Monterey County Resource Management Agency - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

5. **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:** Preceding findings and supporting evidence.

6. **FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit for the removal of two Monterey Pines in accordance with the applicable policies of the Del Monte Forest Coastal Implementation Plan and the Monterey County Zoning Ordinance (Title 20).

**EVIDENCE:** (a) Del Monte Forest Coastal Implementation Plan Section 20.147.050.A states “A coastal development permit must be obtained for the removal of trees . . .”  
(b) Conditions have been incorporated to protect retained trees from damage by construction equipment. Recommendations from the Forest Management Plan (LIB060380) have been incorporated as conditions.  
(c) The Senior Citizen Unit has been sited to minimize the removal of native trees.

- (d) The removal will not involve a risk of adverse environmental impacts.
- (e) The tree removal conforms to all development standards regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources.

7. **FINDING:** **APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors. The decision on this project is appealable to the California Coastal Commission after all County appeals have been exhausted pursuant to Chapter 20.86, Title 20.

**EVIDENCE:** Section 20.86.030 and 20.86.080 Monterey County Zoning Ordinance (Title 20).

<b>EXHIBIT C</b> <b>Monterey County Resource Management Agency</b> <b>Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring</b> <b>Reporting Plan</b>	<b>Project Name:</b> Deakyne <b>File No:</b> PLN060262 <b>APNs:</b> 008-291-009-000 and 008-291-021-000 <b>Approved by:</b> Zoning Administrator <b>Date:</b> September 14, 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.		<b>PBD029 - SPECIFIC USES ONLY</b> This Combined Develop Permit (PLN060262) consists of: (1) A Coastal Development Permit and Design Approval to allow the construction of an 850 square foot Senior Unit with a 300 square foot attached one-car garage and 198 square feet of patio area; and (2) a Coastal Development Permit to allow the removal of two Monterey Pines. The property is located at 1215 Sombria Lane, Pebble Beach (Assessor's Parcel Numbers 008-291-009-000 and 008-291-021-000), Del Monte Forest Area, Coastal Zone. 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 RMA - Planning Department. 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	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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		permits are approved by the appropriate authorities. <b>[Resource Management Agency (RMA) - Planning Department]</b>				
2.		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit ( <b>Resolution No. 060262</b> ) was approved by the Zoning Administrator for Assessor's Parcel Numbers 008-291-009-000 and 008-291-021-000 on September 14, 2006. The permit was granted subject to <b>17</b> conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Resource Management Agency - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. ( <b>RMA - Planning Department</b> )	Proof of recordation of this notice shall be furnished to RMA - Planning Department.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<b>PBD030 - STOP WORK - RESOURCES FOUND</b> 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 Resource Management Agency - Planning 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	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Resource Management Agency - Planning 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	



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		proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b>				
4.		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to</p>	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA - Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

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		cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>				
5.		<b>PBD026 – NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for these parcels by Matt Horowitz, dated June 5, 2006 and is on record in the Monterey County Resource Management Agency - Planning Department Library as LIB060379. All tree removal on the parcel must be in accordance with this forest management plan, as approved by the Director of RMA - Planning Department." <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to RMA - Planning Department.	Owner/Applicant	Prior to issuance of grading and building permits	
6.		<b>PBD (NONSTANDARD)</b> Construction activities shall be kept within the cleared area and on existing paved areas. The existing roadways and cleared area should be used to store materials, park vehicles, and store equipment to the extent possible.	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380). Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Ongoing	
7.		<b>PBD (NONSTANDARD)</b> The forested areas and retained trees shall be protected by placing orange high-visibility safety fencing or some other temporary physical barrier. All areas protected by the	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380).	Owner/Applicant	Ongoing	

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		TPF [tree protection fence] shall be considered off-limits during all stages of development with the exception of utility trenching. These areas shall not be used to park cars, store materials, pile debris, or place equipment. The TPF shall remain in place during all phases of development. It is highly recommended that a qualified arborist or forester inspect the placement of the TPF to ensure maximum protection of the retained trees before any heavy equipment is moved on site or any development activities begin.	Submit evidence of tree protection to RMA - Planning Department for review and approval.	Owner/Applicant	Prior to issuance of building and grading permits.	
			Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Prior to issuance of building and grading permits.	
8.		<b>PBD (NONSTANDARD)</b> When possible, utilities should be placed in the same trench. Care will be taken to avoid trenching on two sides of a tree. Major roots encountered will be tunneled under or bridged over and retained when possible. Any portion of the utility trenching within the area protected by the TPF shall be dug using hand tools <u>or</u> with light equipment under the supervision of a qualified arborist or forester.	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380).	Owner/Applicant	Ongoing	
			Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Prior to issuance of building and grading permits.	
9.		<b>PBD (NONSTANDARD)</b> Roots encountered during trenching, grading and excavation that are not to be retained will be cleanly cut to promote re-growth and to prevent increased damage from	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380).	Owner/Applicant	Ongoing	

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		breaking the root closer to the tree than is necessary. If cutting the root(s) will significantly affect the stability or vitality of the tree, the roots will either be bridged over or tunneled under where feasible.	Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Prior to issuance of building and grading permits.	
10.		<b>PBD (NONSTANDARD)</b> Branches located close to construction activities are subject to breakage from contact with heavy equipment and materials. A properly pruned branch will heal faster and is generally less damaging to the tree than a broken branch. Branches subject to breakage should be pruned when such pruning will not cause significant damage to the health, vitality and safety of the tree. Pruning should be conducted under the supervision of an Arborist certified by the International Society of Arboriculture.	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380).	Owner/Applicant	Ongoing	
			Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Prior to issuance of building and grading permits.	
11.		<b>PBD (NONSTANDARD)</b> All construction contracts for the project shall include a provision requiring that all contractors and subcontractors performing work on this project be given a copy of the forest management plan and conditions of approval and agree to implement the provisions of the forest management plan and conditions of approval. In addition, the contracts shall also identify a County approved arborist or forester to be present or consulted under circumstances where the provisions of the forest management plan or conditions of approval require that the arborist or forester be present or consulted.	Adherence to retained tree protection measures as specified in the Forest Management Plan (LIB060380).	Owner/Applicant	Ongoing	
			Enumerate as "Tree Protection Notes" on plans.	Owner/Applicant	Prior to issuance of building and grading permits.	

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12.		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  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.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13.		<p><b>WR43 - WATER AVAILABILITY CERTIFICATION</b>  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. <b>(Water Resources Agency)</b></p>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
14.		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b>  All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
15.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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		approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
16.		<b>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)</b> Remove combustible vegetation from within a minimum of ____ feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Pebble Beach Community Services District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> 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. <b>(Pebble Beach Community Services District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	






# DEL MONTE FOREST



APPLICANT: DEAKYNE

APN: 008-291-009-000

FILE # PLN060262

 300' Limit  2500' Limit  City Limits

