

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 25, 2007 Time: 1:50 P.M	Agenda Item No.: 3
Project Description: Consider a Coastal Administrative Permit and Design Approval (PLN060268/Hevrdejs) to allow the construction of an 849 square foot senior citizen unit with a 324 square foot permeable terrace; a remodel of the existing single family dwelling to include a 94 square foot addition to existing terrace; the addition of a 5-foot, 6-inch stone and wood fence located on the northwest side of the property; and a Variance to exceed the 4,000 square foot allowable impervious surface (4,715 square feet proposed) and 5,000 square foot structural coverage (7,235 square feet proposed) requirements in the Pescadero watershed. Total combined coverage was reduced from 14,145 square feet to 11,950 square feet.	
Project Location: 3930 Ronda Road, Pebble Beach	APN: 008-222-001-000
Planning File Number: PLN060268	Name: Frank J. Hevrdejs, Property Owner /Jon Erlandson, Agent
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : "LDR/1.5 (CZ) [Low Density Residential, 1.5 acres per unit (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 (a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Coastal Administrative Permit and Variance based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The applicant requests a permit to construct a new senior citizen unit in the Del Monte Forest area, coastal zone, along with a remodel to the existing single family home. Proposed development is located within an existing disturbed area. Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to tree removal, archaeological, historic, or biological resources.

The property is located within the Pescadero Watershed of the Del Monte Forest area (§20.147.030.A.1 CIP), which limits coverage to 5,000 square feet for structures plus 4,000 square feet for impervious surfaces (9,000 square feet total). Although adding this senior citizen unit would increase structural coverage from 6,292 square feet to 7,235 square feet, impervious surface coverage is reduced from 7,853 square feet to 4,715 square feet by eliminating one of the driveway entrances to the property (§20.147.090.A.1 CIP). Staff worked with the applicant to obtain a net reduction of 2,195 square feet (11,950 square feet total). A variance is required to exceed the maximum structural and impervious surface coverage.

Staff supports approval of the variance because existing conditions have been brought into conformance to the greatest extent feasible relative to impervious surfaces of the driveway and design of the senior unit. A cistern will also be installed to increase recharge to watershed, which meets the intended policies of the Pescadero Watershed. Staff finds that other properties in the vicinity have been granted variances to reduce overall limits by an average 15% under similar conditions. The proposed project meets all other necessary development standards.

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 Water Resources Agency and Pebble Beach Community Services District have been incorporated into the condition compliance reporting plan (**Exhibit D**).

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, an application that is Categorically Exempt from CEQA (§Section 15303 (a)) does not require review from the Land Use Advisory Committee.

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

Elizabeth A. Gonzales, Associate Planner
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January 3, 2006

cc: Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Carl Holm, Planning & Building Services Manager; Elizabeth A. Gonzales, Planner; Carol Allen; Frank J. Hevrdejs, Applicants; Jon Sather Erlandson, Agent; Planning File PLN060268.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Recommended Findings and Evidence
 Exhibit D Recommended Conditions of Approval
 Exhibit E 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 Carl Holm, AICP, Interim Planning and Building Service Manager

EXHIBIT B DISCUSSION

A. INTRODUCTION

Background

The subject 1.6-acre (69,220 square foot) property is located in a Low Density Residential, 1.5 acre (LDR/1.5) zoning district at the corner of Cortez and Ronda Roads in Pebble Beach, Del Monte Forest area, coastal zone. Although the property fronts roadways on two sides, entrance is on Ronda Road. The parcel has a gentle slope to the northeast and contains an existing residence with attached garage. Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to tree removal, archaeological, historic, or biological resources.

The parcel is located within the he Pescadero Watershed of the Del Monte Forest area (§20.147.030.A.1 CIP), which limits coverage to 5,000 square feet for structures plus 4,000 square feet for impervious surfaces (9,000 square feet total). The parcel contains an existing two story single family residence with attached garage and currently exceeds allowable lot coverage by 1,292 square feet and exceeds allowable impervious surface by 3,853 square feet (exceeds 5,145 square feet total). There exists a 4,285 square foot circular motor court along with a second 2,938 square foot driveway entrance to the property. The circular driveway was installed in 1968 as part of the original house construction. The proposal includes replacing the 2,938 square foot driveway with permeable gravel and reducing the motor court with 200 square feet of pervious planters.

Project Description

The applicant requests a permit to construct a senior citizen unit in the Del Monte Forest area, coastal zone, along with a remodel to the existing single family home. Proposed development is located within existing disturbed area.

Monterey County Code requires the following permits for the project:

1. Coastal Administrative Permit and Design Approval to allow the construction of an 849 square foot senior citizen unit with a 324 square foot permeable terrace; allow a remodel of the existing single family dwelling to include a 94 square foot addition to existing terrace; and the construction of a 5 foot 6 inch stone and wood fence located on the northwest side of the property
2. Variance to exceed the 4,000 square foot allowable impervious surface (4,715 square feet proposed) and 5,000 square foot structural coverage (7,235 square feet proposed) requirements in the Pescadero watershed; and

Proposed lot coverage of 10% (7,235 square feet) meets the 15% lot coverage maximum. A proposed floor area ratio of 11% (7,747 square feet) meets the 17.5% floor area ratio maximum.

B. PROJECT ANALYSIS

The proposed project is consistent with applicable development standards except that impervious and structural coverage relating to the Pescadero Watershed are being exceeded. However, total combined coverage was reduced from 14,145 square feet to 11,950 square feet. This is a net reduction of 2,195 square feet (15%).

Demolition

Existing improvements on the property to be demolished consists of:

- 200 square feet of new planters from the motor court; and
- 2,938 square feet of impervious surface of an existing driveway, eliminating one of the driveway entrances off Ronda Road.

New Construction

The subject project proposes new structures consisting of:

- 849 square foot senior unit with a 324 square foot permeable terrace;
- 94 square feet terrace addition to existing single family dwelling.

Senior Citizen Unit

The project includes an 849 square foot senior citizen unit with a 324 square foot attached permeable terrace. Maximum allowable square footage for a detached senior citizen unit is 850 square feet. This structure is separate from the main house and is designed to be consistent with senior citizen unit standards including floor area, parking, height, setbacks, etc. A condition has been incorporated for a senior citizen unit deed restriction. Senior citizen units are excluded from density and are permitted throughout the Coastal Zone as provided for in the Low Density Residential Zoning District and Del Monte Forest Land Use Plan (CIP). Staff finds that the project, as designed and conditioned, meets the requirements for a senior citizen unit and supports the request.

Pescadero Watershed

The property is located within the Pescadero Watershed of the Del Monte Forest area (§20.147.030.A.1 CIP), which limits coverage to 5,000 square feet for structures plus 4,000 square feet for impervious surfaces (9,000 square feet total). Because of the request for a senior citizen unit, the project increases structural coverage from 6,292 square feet to 7,235 square feet, however, reduces impervious surface coverage from 7,853 square feet to 4,715 square feet (11,950 square feet total with a net reduction of 2,195 square feet). Staff worked with the applicant to reduce impervious surface by 3,138 square feet by eliminating one of the driveway entrances to the property (§20.147.090.A.1 CIP) and adding 200 square feet of pervious planters to the motor court.

Staff worked with the applicant to reduce the impervious surface by 3,138 square feet by eliminating one of the driveways to better meet policy standards (§20.147.090.A.1CIP). Staff finds the proposed project meets the necessary development standards, except for structural and impervious surface coverage in the Pescadero Watershed. Table 1 summarizes the existing and proposed conditions to show how the site would change.

TABLE 1. Comparison of Existing and Proposed Coverage

Coverage Limitation	Existing	Proposed	Change
Structural (5,000 sq. ft.)	6,292 sq. ft.	7,235 sq. ft.	943 sq. ft. increase
Impervious (4,000 sq. ft.)	7,853 sq. ft.	4,715 sq. ft.	(3,138 sq. ft.) decrease
Total (9,000 sq. ft.)	14,145 sq. ft.	11,950sq. ft.	(2,195 sq. ft.) decrease

Existing impervious surface coverage (7,853 square feet) is reduced to 4,715 square feet by limiting new impervious surfaces (new senior unit terrace), replacing the 2,938 square foot driveway with permeable gravel and reducing the motor court with 200 square feet of pervious planters. The senior citizen unit proposes an attached 324 square foot terrace which will completely permeable. Although the proposed project exceeds the structural and impervious coverage limitation by 2,950 square feet, this project reduces the combined coverage from

14,145 square feet to 11,950 square feet. The net result reduces the site coverage by 2,195 square feet (15%) and brings the combined coverage much closer to the 9,000 square foot limit.

Staff finds that substantially reducing the combined total coverage of the project closer to the 9,000 square foot allowable coverage meets the intent of the Pescadero Watershed policy. Three similar variances in the vicinity (PLN030568, PLN040120, and PLN040705) have been granted to allow more than the maximum structural or impervious coverage provided there was a net reduction in the total coverage. A cistern will also be installed to increase recharge to watershed, which meets the intended policies of the Pescadero Watershed. Properties receiving these variances are located in the same general area as the Hevrdejs parcel and have similar site conditions (average 15% overall reduction). Conditions incorporated ensure the pervious materials meets County standards (Condition #4) and require on-site retention of runoff (Condition #6). Staff supports approval of the variance.

Staff supports approval of the variance because existing conditions have been brought into conformance to the greatest extent feasible relative to impervious surfaces of the driveway and design of the senior unit (a 324 square foot senior unit terrace will be completely permeable). Policy 20.147.090 (CIP) requires driveways be designed with the minimum length and width. Development shall be modified as necessary by reducing impervious surfaces. There exists a 4,285 square foot circular motor court along with a second 2,938 square foot driveway entrance to the property. The circular driveway was installed in 1968 as part of the original house construction. The proposal includes replacing the 2,938 square foot driveway with permeable gravel and reducing the motor court with 200 square feet of pervious planters. Staff finds that other properties in the vicinity have been granted variances under similar conditions and therefore, recommends approval of the project.

LUAC

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, an application that is Categorically Exempt from CEQA (§Section 15303 (a)) does not require review from the Land Use Advisory Committee.

CEQA

The project is categorically exempt from CEQA review pursuant to §15303, Class 3 exempts the construction of small accessory structures in a residential zone. No tree removal is proposed. Grading is minimal on an already developed site. The project site is a fairly flat site. There are no unusual circumstances related to the project or the site. No unresolved issues remain.

EXHIBIT C

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 Monterey County General Plan, Del Monte Forest Land Use Plan, and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development. Specifically, the proposed senior citizen unit complies with all applicable requirements of §20.64.010.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. Conflicts were found to exist as proposed development exceeds coverage and impervious surfaces with regard to the Pescadero Watershed Policy 20.14.7030, and are discussed in Findings #4, #5, #6, #7).
- (b) The property is located at 3930 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-222-001-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential/1.5 units per acre in the Coastal Zone ("LDR/1.5 (CZ). Staff finds the proposed project meets the necessary development standards, except for structural and impervious surface coverage in the Pescadero Watershed and needs a variance.
- (c) The project planner conducted a site inspection on May 7, 2006, to verify that the project on the subject parcel conforms to the plans listed above.
- (d) The project complies with the regulations for a senior citizen unit in accordance with §20.64.010.C. Senior citizen units are excluded from density and are permitted throughout the Coastal Zone as provided for in the Low Density Residential Zoning District and Del Monte Forest Land Use Plan (CIP). A condition requires the applicant to record a deed restriction that this unit will be maintained in accordance with these standards (Condition # 3).
- (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 per Resolution No. 04-236, an application that is Categorically Exempt from CEQA (§Section 15303 (a)) does not require review from the Land Use Advisory.
- (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060268.

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) Research of mapped GIS information indicates that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Therefore, no technical reports were required by outside biological, archaeological, and geological consultants. County staff concurs.

- (c) Staff conducted a site inspection on May 7, 2006 to verify that the site is suitable for this use.
- (d) Materials in Project File PLN060268.

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

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 3, categorically exempts the construction of small accessory structures.
 - (b) Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to tree removal, archaeological, historic, or biological resources. Proposed development will be located within existing disturbed area.
 - (c) No adverse environmental effects were identified during staff review of the development application during a site visit on May 7, 2006.
 - (d) See preceding and following findings and supporting evidence.

4. **FINDING: PESCADERO WATERSHED POLICY:** The project is not consistent with Section 20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures, nor is consistent with the limitation of additional impervious surface coverage up to 4,000 square feet. It exceeds the total limitation of 9,000 square feet for the Pescadero, Seal Rock Creek and Sawmill Gulch Watersheds and the smaller unnamed watersheds which drain into the Carmel Bay Area of Special Biological Significance.

- EVIDENCE:**
- (a) Although adding this senior citizen unit would increase structural coverage from 6,292 square feet to 7,235 square feet, impervious surface coverage is reduced from 7,853 square feet to 4,715 square feet by eliminating one of the driveway entrances to the property (§20.147.090.A.1 CIP). Staff worked with the applicant to obtain a net reduction of 2,195 square feet (11,950 square feet total). The result is a total combined coverage of 11,950 square feet, which is a net reduction of 2,195 square feet (15%). Three similar variances in the vicinity (PLN030568, PLN040120, and PLN040705) have been granted to allow more than the maximum structural or impervious coverage provided there was a net reduction in the total coverage. Properties receiving these variances are located in the same general area as the Hevrdejs parcel and have similar site conditions (average 15% overall reduction).
 - (b) A cistern will also be installed to increase recharge to watershed, which meets the intended policies of the Pescadero Watershed. A condition has been added for engineering calculations for any pervious materials used to ensure they meet County standards and the intent of the Pescadero Watershed policy and verification of the installation (Condition # 4).
 - (c) See Variance Findings #5, #6, #7.

5. **FINDING: VARIANCE (Special Circumstances):** Because of special circumstances applicable to the subject property, including the size, shape, topography, location of the lot, or the surrounding area, the strict application of Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan is found to deprive the subject property of privileges enjoyed by other property owners in the vicinity under an identical zoning classification.

- EVIDENCE:** (a) The intent of the Pescadero watershed coverage limitations (Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan, Part 5) is to limit the amount of stormwater runoff into Carmel Bay, thereby protecting an area of biological significance. Although, the proposed project exceeds the 5,000 square foot limit for structural coverage by 2,235 square feet and exceeds the allowable 4,000 square foot impervious surface coverage limit by 715 square feet, there is an overall net reduction of 2,195 square feet from the existing 14,145 square feet of combined coverage. In addition, the proposed project's impervious surface reduction eliminated one of the entrance driveways to better meet policy standards (§20.147.090.A.1CIP). Staff supports approval of the variance because existing conditions have been brought into conformance to the greatest extent feasible relative to the driveway entrance and design of the senior unit (a 324 square foot senior unit terrace will be completely permeable).
- (b) Retaining stormwater on site helps meet the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan, Part 5 regarding impervious coverage in the Pescadero watershed. A cistern will also be installed to increase recharge to watershed, which meets the intended policies of the Pescadero Watershed. A condition has been incorporated requiring onsite retention/percolation facilities for stormwater runoff. (Condition # 6)
- (c) Materials and Documents in Project File PLN060268.

6. **FINDING: VARIANCE (Special Privileges):** The variance to exceed the allowable Pescadero watershed structural and impervious surface coverage shall not constitute a grant of privileges inconsistent with the limitations upon other property owners in the vicinity and zone in which such property is situated.

- EVIDENCE:** (a) There are at least 40 other instances where Variances have been granted to increase the Pescadero Watershed structural and/or impervious coverage limits for residential structures.
- (b) Other property owners in the vicinity and under identical zoning classification have been afforded the same privilege sought by the property owner of this application. Within the general area of the subject parcel, several residential projects have been granted similar variances and include: 1) PLN030568 (Kent) approved a variance "to exceed the structure and impervious coverage limitation in the Pescadero Watershed," A net reduction of 8% 2) PLN040705 (Greenan) approved a variance "to exceed the 5,000 square foot structural and 4,000 square foot non-structural Pescadero Watershed impervious surface limit," A net reduction of 25%, and 3) PLN040120 (Winston) approved a variance "to exceed structural coverage limits in the Pescadero Watershed," A net reduction of 21% Similar to these projects, the subject project proposes to exceed the structural coverage and impervious coverage limitations in the Pescadero Watershed with a net reduction of 15%. Average overall reduction of structural and impervious coverage limitations is 17%.
- (c) Materials and documents in Project File No. PLN060268.

7. **FINDING: VARIANCE (Authorized Use):** The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

- EVIDENCE:** (a) The project for a senior citizen unit is an allowed use under the Low Density Residential designation subject to recording a deed restriction as a condition of project approval (Condition # 3).
(b) Materials and documents in Project File No. PLN060268.

8. **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) The existing circular motor court does not meet development standards 20.147.090.a.1. (CIP), however, it was installed in 1968 as part of the original house construction.
(b) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

9. **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. 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 May 7, 2006.

10. **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.

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

- EVIDENCE:** (a) Section 20.86.030 of the Monterey County Coastal Implementation Plan - Part 1 (Board of Supervisors).
(b) Section 20.86.080 of the Monterey County Coastal Implementation Plan - Part 1 (Coastal Commission). In addition the site is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).

EXHIBIT D Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: HEVRDEJS, FRANK J File No: PLN040705 APNs: 008-222-001-000 Approved by: ZONING ADMINISTRATOR Date: JANUARY 25, 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.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Coastal Administrative Permit and Design Approval (PLN060268) allows the construction of an 849 square foot senior citizen unit with a 324 square foot permeable terrace; a remodel of the existing single family dwelling to include a 94 square foot addition to existing terrace; the addition of a 5 foot 6 inch stone and wood fence located on the northwest side of the property; and a Variance to exceed the 4,000 square foot allowable impervious surface (4,715 square feet proposed) and 5,000 square foot structural coverage (7,235 square feet proposed) requirements in the Pescadero watershed. Total combined coverage was reduced from 14,145 square feet to 11,950 square feet. The property is located at 3930 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-222-001-000), 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 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 permits are approved by the appropriate authorities.</p> <p>[Resource Management Agency (RMA) - Planning Department]</p>	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. 060268) was approved by the Planning Commission for Assessor's Parcel Number 008-222-001-000 on January 25, 2007. The permit was granted subject to 11 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - 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. (RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	

<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>
3.		<p>PD020(B) – DEED RESTRICTION – SENIOR CITIZEN UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Senior Citizen Unit as follows:</p> <ul style="list-style-type: none"> • An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet. • The senior citizen unit shall not be occupied by more than 2 persons, 1 of whom shall be sixty years of age or handicapped. • Not more than 1 senior citizen unit shall be permitted on any lot or parcel. • The senior citizen unit shall conform with all of the zoning and development standards of the zoning district which governs the lot. • The senior citizen unit shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • One (1) usable and accessible parking space shall be provided in addition to the parking required for other uses on-site. • Senior citizen units shall not be permitted on lots of less than two acres if located in an area not served by public sewer systems. In North County, senior citizen units shall not be permitted on lots of less than five acres if located in an area not served by public sewer systems. • Senior citizen units are not permitted on any lot less than 10 acres where a guesthouse or caretaker unit already exists. Such units may be converted to a senior unit, subject to a Coastal Administrative Permit. • Subsequent subdivisions which divide a main residence from the senior citizen unit shall not be permitted except where lots created meet the minimum lot size and density requirements of the existing zoning. (RMA – Planning Department) 	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

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4.		SP001- NON STANDARD - PERVIOUS MATERIALS All pervious pavers shall conform to County standards of 40 percent or greater open pass-through area. Impervious surfaces shall not exceed the 4,715 square feet allowed, as indicated on the approved project plans. The 2,938 square foot driveway will be replaced with permeable gravel, the 324 square foot senior unit terrace will be completely permeable, and 200 square feet of permeable of new planters will be added to motor court. The total combined coverage (structural and impervious surface) shall not exceed 11,950 square feet (RMA - Planning Department)	Engineering calculations shall be provided and approved by the Director of Planning and Building Inspection. The location and amount of allowable impervious surface coverage shall be included on the Site and Grading Plans.	Owner/ Applicant	Prior to issuance of building or grading permits.	
5.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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 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 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 the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	

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6.		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	
7.		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	
8.		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: 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. 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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9.		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)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
10.		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 Community Services District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<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>
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
11.		<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.</p> <p>Pebble Beach Community Services District</p>	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	