

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 28, 2007 Time: 1:55 P.M	<b>Agenda Item No.:</b> 6
<b>Project Description:</b> Coastal Administrative Permit and Design Approval to allow an 868 addition to an existing 8,605 square foot single family residence; and a Variance to exceed allowable coverage limits in the Pescadero watershed by increasing structural coverage to 9,473 square feet and reducing impervious surface coverage to 3,191 square feet (12,664 square feet total). No grading or tree removal is proposed.	
<b>Project Location:</b> 3221 Whitman Place, Pebble Beach	<b>APN:</b> 008-401-007-000
<b>Planning File Number:</b> PLN060487	<b>Owner:</b> Whitman Place LLC <b>Agent:</b> International Design Group
<b>Plan Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : “LDR/1.5 (CZ) [Low Density Residential, 1.5 acres per unit (Coastal Zone)]	
<b>CEQA Action:</b> Categorically Exempt per Section 15301 (e)	
<b>Department:</b> 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 permits to add 868 square feet to an existing 8,605 square foot single family residence in the Del Monte Forest area, coastal zone. 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 the addition to the single family dwelling would increase structural coverage from 8,605 square feet to 9,473 square feet, impervious surface coverage is reduced from 14,425 square feet to 3,191 square feet by removing most of the impervious surfaces. Staff worked with the applicant to obtain a net reduction of 10,366 square feet (45%). A variance is required to exceed the maximum structural coverage.

Staff supports approval of the variance because this proposal reduces overall coverage by 45% from existing conditions. The proposed motor court/driveway and path areas around the existing single family dwelling better meet policy standards relative to impervious surfaces (§20.147.090.A.1CIP). Proposed development is located within an existing disturbed area, and the project proposes to retain surface and roof water run-off on-site or direct the water to existing drainage facilities, which meets the intended policies of the Pescadero Watershed (§20.147.030.A.3 CIP). Staff finds that other properties in the vicinity have been granted similar variances to reduce overall limits by an average 15% under similar conditions.

The proposed project meets all other necessary development standards. 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.

**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 referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on May 3, 2007. The Committee recommended a (4-0) vote to approve the project with no comments (**Exhibit E**).

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

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June 15, 2007

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; Whitman Place LLC, owner; International Design Group, Agent; Planning File PLN060487.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Del Monte Forest LUAC minutes dated May 3, 2007
	Exhibit F	Site Plan, Elevations, Floor Plans

This report was reviewed by Carl Holm, AICP, Interim Planning and Building Service Manager

**EXHIBIT B**  
**DISCUSSION**  
**PLN060487/Whitman**

**A. INTRODUCTION**

**Background**

The subject 1.62-acre (70,567 square foot) property is located in a Low Density Residential, 1.5 acre (LDR/1.5) zoning district at 3221 Whitman Place in Pebble Beach, Del Monte Forest area, coastal zone. The parcel has a gentle slope to the southwest and contains an existing residence with attached garage (built in 1950). 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 contains an existing 1-story single family residence with a structural coverage of 8,605 square feet and impervious surfaces totaling 14,425 square feet (23,030 square feet total). Impervious surfaces include a motor court/driveway and path areas on the property that were installed in 1950 as part of the original house construction.

**Project Description**

The applicant requests a permit to add 868 square foot addition consisting of a breakfast nook and conservatory to the existing single family home located in the Del Monte Forest area, coastal zone. 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 an 868 square foot addition to an existing 8,605 square foot single family residence. An Administrative permit is required because the addition exceeds 10% of the floor area (§20.70.120.A.4 MCC); and
2. Variance to exceed the 5,000 square foot structural coverage and 9,000 square foot total coverage in the Pescadero watershed (§20.147.030.A.1 CIP). The project proposes structural coverage of 9,473 square feet and total coverage of 12,664 square feet.

Proposed lot coverage of 13.4% (9,473 square feet) meets the 15% lot coverage maximum. A proposed floor area ratio of 13.4% (9,473 square feet) meets the 17.5% floor area ratio maximum.

**B. PROJECT ANALYSIS**

The proposed project is consistent with applicable development standards except that the structural coverage relating to the Pescadero Watershed is being exceeded. However, total combined coverage was reduced from 23,030 square feet to 12,664 square feet. This is a net reduction of 10,366 square feet (45%).

## Demolition

Policy §20.147.090.A.1 CIP requires residential driveways to be designed with the minimum length and width required to provide simple and direct access. Existing improvements on the property to be demolished consists of:

- 11,234 square feet of impervious surface consisting of motor court/driveway and path areas around the existing structure;

## New Construction

The subject project proposes new additions (868 square feet total) consisting of:

- 528 square foot conservatory; and
- 340 square foot breakfast nook.

## 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). With the request for an addition to the existing single family dwelling, the project would increase structural coverage from 8,605 square feet to 9,473 square feet. In order to balance this increase, the applicants propose to reduce impervious surface coverage from 14,425 square feet to 3,191 square feet. This results in a total coverage of 12,664 square feet.

Staff worked with the applicant to reduce impervious surface by 11,234 square feet by removing most of the motor court/driveway and path areas around the existing single family dwelling which better meets policy standards (§20.147.090.A.1CIP). With the proposed addition, there would be a net reduction of 10,366 square feet from the existing 23,030 square feet (45%). The project proposes to retain surface and roof water run-off on site or direct the water to existing drainage facilities, which meets the intended policies of the Pescadero Watershed (§20.147.030.A.3 CIP).

Staff finds the proposed project meets the necessary development standards, except for structural and total 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

<b>Coverage Limitation</b>	<b>Existing</b>	<b>Proposed</b>	<b>Change</b>
<b>Structural (5,000 sq. ft.)</b>	8,605 sq. ft.	9,473 sq. ft.	868 sq. ft. increase
<b>Impervious (4,000 sq. ft.)</b>	14,425 sq. ft.	3,191 sq. ft.	(11,234 sq ft) decrease
<b>Total (9,000 sq. ft.)</b>	23,030 sq. ft.	12,664sq. ft.	(10,366 sq ft) decrease

Staff finds that reducing the combined total coverage by 45% brings the site substantially closer to the 9,000 square foot allowable coverage and better meets the intent of the Pescadero Watershed policy. Three similar variances in the vicinity (PLN040120, PLN040705, and PLN060268) 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 Whitman parcel and have similar site conditions (average 15% overall reduction), although this project proposes a 45% overall reduction. Conditions incorporated ensure the pervious materials meet County standards (Condition #4).

Staff supports approval of the variance because existing conditions have been brought into conformance to the greatest extent feasible by replacing the impervious surfaces consisting of

motor court/driveway and path areas around the existing single family dwelling to decomposed granite.

### **LUAC**

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on May 3, 2007. The Committee recommended a (4-0) vote to approve the project with no comments.

### **CEQA**

The project is categorically exempt from CEQA review pursuant to §15301, Class 1 exempts additions to existing structures provided that the project involves negligible or no expansion of an existing use. 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**  
**PLN060487/Whitman**

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.

**EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications.

(b) The property is located at 3221 Whitman Place, Pebble Beach (Assessor's Parcel Number 008-401-007-000), 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)).

(c) Pursuant to Section 20.44.020, the subject parcel is located in a Design Control Zoning District. Colors and materials proposed will match the existing structure and blend into the surrounding area.

(d) The parcel contains an existing 1-story single family residence with a structural coverage of 8,605 square feet and impervious surfaces totaling 14,425 square feet (23,030 square feet total).

(e) The proposal includes an 868 square foot addition to the single family dwelling which increases structural coverage from 8,605 square feet to 9,473 square feet. However, impervious surface coverage is reduced from 14,425 square feet to 3,191 square feet by removing most of the impervious surfaces. (12,664 square feet total).

(f) The proposed project meets the necessary development standards except for structural coverage limitations in the Pescadero Watershed. Policy 20.14.7030 where structural coverage is limited to 5,000 square feet and impervious surface is limited to 4,000 square feet (9,000 square feet total). Variance findings required to allow proposed development to exceed coverage limits with regard to the Pescadero Watershed are discussed in Findings #4, #5, #6, #7.

(g) The project planner conducted a site inspection on November 29, 2006, to verify that the project on the subject parcel conforms to the plans listed above.

(h) 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 an existing disturbed area.

(i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on May 3, 2007. The Committee recommended a (4-0) vote to approve the project with no comments.

(j) 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 PLN060487.

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) Technical reports by outside archaeological and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. Although the project is located within a high archaeological area, the results from the report were negative. However, a condition has been incorporated to require stop work, if during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site. (Condition #3) County staff concurs. The following reports have been prepared:

- *“Preliminary Archaeological Reconnaissance” (LIB070217)* prepared by Archaeological Consulting, Salinas CA, January 29, 2007.

- *“Geotechnical Soils Foundation & Geoseismic Report” (LIB070216)* prepared by Grice Engineering and Geology, Inc., Salinas, CA, February, 2007.

- (c) Staff conducted a site inspection on November 29, 2006 to verify that the site is suitable for this use.

- (d) Materials in Project File PLN060487.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, categorically exempts additions to existing structures provided that the project involves negligible or no expansion of an existing use.

- (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 November 29, 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. 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) Adding 868 square feet to the existing residence would increase structural coverage from 8,605 square feet to 9,473 square feet. Plans propose to reduce impervious surface coverage from 14,425 square feet to 3,191 square feet by eliminating most of motor court/driveway and path areas around the existing single family dwelling and replacing it with decomposed granite. The result is a total combined coverage of 12,664 square feet, which is a net reduction of 10,366 square feet (45%).

- (b) Three similar variances in the vicinity (PLN040120, PLN040705 and PLN060268) 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 Whitman parcel and have similar site conditions (average 15% overall reduction), although this project proposes a 45% overall reduction.

- (c) 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. The project proposes to retain surface and roof water run-off on site or direct the water to existing drainage facilities, which meets the intended policies of the Pescadero Watershed.
- (d) 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. There is a 5,000 square foot structural coverage limit and a 4,000 square foot impervious surface limitation.

- (b) The parcel contains an existing 1-story single family residence with a structural coverage of 8,605 square feet and impervious surfaces totaling 14,425 square feet (23,030 square feet total). Impervious surfaces include a motor court/driveway and path areas on the property that were installed in 1950 as part of the original house construction.
- (c) With the request for an addition to the existing single family dwelling, the project would increase structural coverage from 8,605 square feet to 9,473 square feet. In order to balance this increase, the applicants propose to reduce impervious surface coverage from 14,425 square feet to 3,191 square feet. This results in a total coverage of 12,664 square feet.
- (d) Although, the proposed project exceeds the 5,000 square foot limit for structural coverage by 4,473 square feet, there is an overall net reduction of 10,366 square feet from the existing 23,030 square feet of combined coverage. In addition, the proposed project's impervious surface reduction replaces the motor court/driveway and path areas around the existing single family dwelling with pervious materials to better meet policy standards (§20.147.090.A.1CIP). Granting a variance to allow a minor increase of structural coverage balanced with a significant (45%) reduction in impervious surfaces, improves a non-conforming condition that creates a special circumstance. This action brings the site into conformance to the greatest extent feasible.
- (e) Materials and Documents in Project File PLN060487.

**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) PLN060268 (Hevrdejs) approved a variance to increase structural coverage by 942 square feet and decrease impervious surfaces by 3,138 square feet with a net reduction of 2,195 square feet (15%).

2) PLN040705 (Greenan) approved a variance to decrease structural coverage by 169 square feet and also decrease impervious surfaces by 7,312 square feet with a total reduction of 7,481 square feet (25%).

3) PLN040120 (Winston) approved a variance to increase structural coverage by 1,874 square feet and decrease impervious surfaces by 4,479 square feet with a net reduction of 2,605 square feet (21%).

Granting a Variance to increase structural coverage by 868 square feet and decrease impervious surfaces by 11,234 square feet with a net reduction of 10,366 square feet (45%) is consistent with variances granted to other properties in the vicinity under similar circumstances; and therefore, would not be granting a special privilege.

(c) Materials and documents in Project File No. PLN060487.

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 an addition in excess of 10% of the floor area (868 square feet) to an existing 8,605 square foot single family residence is an allowed use under the Low Density Residential designation subject to a Coastal Administrative Permit (§20.70.120.A.4 MCC)

(b) Materials and documents in Project File No. PLN060487.

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) 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 November 29, 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) because the project:  
1) is located between the sea (Pacific Ocean) and the first public road paralleling the sea (Highway One).  
2) Requires a variance

<b>EXHIBIT D</b> <b>Monterey County Resource Management Agency Planning Department</b> <b>Condition Compliance and/or Mitigation Monitoring Reporting Plan</b>	<b>Project Name:</b> <u>WHITMAN PLACE LLC</u> <b>File No:</b> <u>PLN060487</u> <b>APNs:</b> <u>008-401-007-000</u> <b>Approved by:</b> <u>ZONING ADMINISTRATOR</u> <b>Date:</b> <u>June 28, 2007</u>
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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 Coastal Administrative Permit and Design Approval (PLN060487) allows for an 868 addition to an existing 8,605 square foot single family residence; and a Variance to exceed allowable coverage limits in the Pescadero watershed by increasing structural coverage to 9,473 square feet and reducing impervious surface coverage to 3,191 square feet (12,664 square feet total). No grading or tree removal is proposed. The property is located at 3221 Whitman Place, Pebble Beach (Assessor's Parcel Number 008-401-007-000), 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. <b>[Resource Management Agency (RMA) - Planning Department]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

<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>
2.		<p><b>PBD025 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (<b>Resolution No. 060268</b>) was approved by the Zoning Administrator for Assessor's Parcel Number 008-401-007-000 on June 28, 2007. The permit was granted subject to <b>9</b> 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.	
3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b></p> <p>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 RMA - 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 proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - 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	

<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>
4.		<p><b>SP001- NON STANDARD – PERVIOUS AREAS</b>  All conversion of impervious areas shall conform to County standards of 40 percent or greater open pass-through area, subject to review and approval of the Director of Planning. Impervious surfaces shall not exceed 3,191 square feet, as indicated on the approved project plans and the total combined coverage (structural and impervious surface) shall not exceed 12,664 square feet. <b>(RMA - Planning Department )</b></p>	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.	
			The improvements shall be installed and maintained in accordance with the approved plan. The driveway and path areas around the single family dwelling will be replaced with permeable gravel.	Owner/ Applicant	Ongoing	
5.		<p><b>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b>  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. <b>(RMA – Planning Department)</b></p>	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	

<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>
6.		<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	
7.		<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	

<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>
8.		<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 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></p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<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>
9.		<b>FIRE008 - GATES</b> 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. <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.	