

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: May 8, 2008 Time: 1:40 P.M	Agenda Item No.: 1
Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of four oak trees (15 inches, two 14 inches and 8 inches in diameter); and 2) a Coastal Administrative Permit to allow the demolition of an existing carport and garage to construct a 647 square foot garage located near an existing driveway; and Design Approval. The existing asphalt driveway to be replaced with decomposed granite paving.	
Project Location: 1470 Padre Lane, Pebble Beach	APN: 008-453-021-000
Planning File Number: PLN070137	Name: Craig and Christine Johnson, Property Owner/Eric Miller Architects, Agent
Plan Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation: : “LDR/1.5-D (CZ)” [Low Density Residential, 1.5 acres per unit with Design Control (Coastal Zone)]	
CEQA Action: Categorically Exempt per Section 15303 (e)	
Department: RMA - Planning Department	

RECOMMENDATION:

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

PROJECT OVERVIEW: The applicants request to demolish an existing 645 square foot garage and carport in order to relocate a 647 square foot garage closer to the existing single family dwelling. The proposal requires the removal of four Coast Live Oak trees (15 inches, two 14 inches and 8 inches in diameter at breast height). However, two neighborhood property owners located on the west side of the property are opposing the project. Their issues were raised at the Del Monte Forest Land Use Advisory Committee (LUAC) meeting and are attached to the minutes. (**Exhibit D**) Their issues include removing trees that provide screening from their properties and the height and location of the structure. These issues were addressed at the LUAC meeting and the committee recommended a (4-1) vote to approve the project without comments or conditions. Their issues are:

- “Don’t remove significantly sized oaks trees”: Four oak trees are proposed for removal. The parcel contains over 100 Monterey Pine and Coast Live Oak trees. Placement of the garage anywhere on the property would require tree removal. These oak trees are some of the smaller trees on the parcel.
- “The height of the garage is 16-17 feet and is only setback 20 feet which requires a variance”: There is no variance required for this proposal. The non-habitable accessory structure meets the 50-foot front setback and the 6-foot required side setback. The height of the structure 14’6” from average natural grade.
- “Too close to neighbors’ property line, request to relocate to east side of home”: Relocating to the east side of the property would require the removal of at least 6 Monterey Pine trees to include at least two Landmark trees. Monterey Pine trees are listed on the Department of Fish and Game’s 1B list as environmentally sensitive habitat within the Del Monte Forest area.

Staff has determined that their issues have been resolved. 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 have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on March 6, 2008. The Committee recommended a (4-1) vote to approve the project without comments or conditions. Two opposition letters were received at the meeting and are attached to the LUAC minutes. Their issues are addressed in the Project Overview.

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

Elizabeth A. Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
April 22, 2008

cc: Front Counter Copy, Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Elizabeth Gonzales, Planner; Carol Allen; Craig and Christine Johnson, Applicants; Eric Miller Architects, Agent; Celia and Albert Hegyl, neighbor to the west; Gary & Laura Loest, neighbor to the west; Planning File PLN070137.

Attachments: Exhibit A Project Data Sheet
 Exhibit B Recommended Findings and Evidence
 Exhibit C Recommended Conditions of Approval
 Exhibit D LUAC Minutes w/attachments
 Exhibit E Site Plan, Floor Plan and Elevations
 Exhibit F Vicinity Map

This report was reviewed by Laura Lawrence, Planning Services Manager

EXHIBIT B
RECOMMENDED FINDINGS AND EVIDENCE
PLN070137/Johnson

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 1470 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-453-021-000), 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 bi-level single family residence. An existing 645 square foot garage and covered carport are proposed to be demolished.
 - (e) The proposal consists of a new 647 square foot detached garage which includes demolition of existing garage and carport and the removal of four Coast Live Oak trees (8", two 14" and 15" in diameter) (See Finding #4) Entitlements include:
 - Coastal Development Permit to remove four Coast Live Oak trees pursuant to Section 20.147.050.A);
 - Coastal Administrative Permit for the demolition of an existing garage and carport pursuant to Section 20.70.120.A.4) in order to construct a new garage; and Design Approval.
 - (f) The proposed project meets the necessary site development standards for low density residential. Although not located within the Pescadero Watershed, the applicant will be replacing the asphalt driveway with decomposed granite paving and replacing driveway to existing garage with stone pavers. Setbacks for a detached non-habitable accessory structure:
 - Front setback: 50 feet Proposed: 57 feet
 - Side setback: 6 feet front ½ of property Proposed: 9.47
 - Rear setback: 1 foot Proposed: 100+ feet
 - Height limit: 15 feet Proposed: 14.6"
 - (g) The project planner conducted a site inspection on February 12, 2008, 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 archaeological, historic, or biological resources. Proposed development will be located near an existing disturbed area.
 - (i) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on March 6, 2008. The Committee recommended a (4-1) vote to approve the project without comments or

conditions. Two letters were received at the meeting and are attached to the LUAC minutes. Issues raised were:

- “Don’t remove significantly sized oaks trees”: Four oak trees are proposed for removal. The parcel contains over 100 Monterey Pine and Coast Live Oak trees. Placement of the garage anywhere on the property would require tree removal. These oak trees are some of the smaller trees on the parcel.
 - “The height of the garage is 16-17 feet and is only setback 20 feet which requires a variance”: There is no variance required for this proposal. The non-habitable accessory structure meets the 50-foot front setback and the 6-foot required side setback. The height of the structure 14’6” from average natural grade.
 - “Too close to neighbors’ property line, request to relocate to east side of home”: Relocating to the east side of the property would require the removal of at least 6 Monterey Pine trees to include at least two Landmark trees. Monterey Pine trees are listed on the Department of Fish and Game’s 1B list as environmentally sensitive habitat within the Del Monte Forest area.
- (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 PLN070137.

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 by the Pebble Beach Community Services District have been incorporated.

(b) Technical reports by outside archaeological and arborist 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 660 feet of an earthquake fault buffer, the project does not require a report for uninhabitable structures pursuant to 20.147.060.A.5 (CIP). 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” (*LIB080011*) prepared by Archaeological Consulting, Salinas CA, December 19, 2007.
- “Certified Arborist Report” (*LIB080010*) prepared by Environmental Design, Carmel, CA, April 4, 2007.

(c) Staff conducted a site inspection on February 12, 2008, to verify that the site is suitable for this use.

(d) Materials in Project File PLN070137.

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

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303, Class 1, categorically exempts accessory (appurtenant) structures including garages.
- (b) Based on information and materials provided, plus site visits, staff finds that this project has no issues relative to archaeological, historic, or biological resources. Proposed development will be located near existing disturbed area.
- (c) No adverse environmental effects were identified during staff review of the development application during a site visit on February 12, 2008.
- (d) See findings #1 and #2 and supporting evidence.

4. **FINDING: TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5).

- EVIDENCE:** (a) The project includes a Coastal Development Permit for the removal of four Coast Live Oak trees within the Del Monte Forest (Section 20.147.050 A CIP).
- (b) Section 20.147.050.D.4 of the Monterey County Coastal Implementation Plan, Part 5, states that “new residential development, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees screening the development from neighboring properties.” The four trees proposed for removal are thin long trees with foliage high above and are not used for screening. There is an existing bush and three trees that will remain between the new garage and the neighboring property. There are also trees and thick landscaping in front of the property that is used for screening. Relocating the garage closer to the house reduces the need for additional driveway. Although not located within the Pescadero Watershed, the applicant will be replacing the asphalt driveway with decomposed granite paving and replacing driveway to existing garage with stone pavers.
- (c) The Arborist Report states that the four oak trees have heart rot and does not recommend transplanting the trees. Pursuant to Section 20.147.050.D, removal of trees that measure 12-inches or greater DBH are required to be replaced on site at a 1:1 ratio. The arborist recommends replacing the trees with container grown trees that could be placed more strategically on the property. Requirement of a Notice of Report has been incorporated as a standard condition of approval (Condition #4)
- (d) When reviewing requests for tree removal, environmental considerations shall include review of forest plant associations, native soil cover, aesthetic values, as well as maintenance of the overall health of the stand (Policy #32 Del Monte Forest LUP). Potential impact to native trees was assessed in an Arborist Report prepared by Environmental Design, dated April 4, 2007. The lot is densely forested and development anywhere on the lot would require tree removal. The project design allows the removal of Coast Live Oak tree as opposed to Monterey Pine trees which are listed on the 1B list as environmentally sensitive habitat within the Del Monte Forest. Due to the low ratio of the number of trees on the lot against the number of trees proposed for removal there is no significant impact to habitat. Monterey County standard condition (Condition #5) has been implemented for protection of surrounding trees during construction including tree protection zones and trunk protection (Section 20.147.050.D.3 CIP).

(f) Arborist Report prepared by Environmental Design, dated April 4, 2007, is contained in Project File PLN070137.

(h) The removal will not involve a risk of adverse environmental impacts.

5. **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.

6. **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 February 12, 2008.

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

EVIDENCE: (a) See Findings #1, #2, #3 and #4 and supporting evidence.

8. **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 Coastal Development Permit.

EXHIBIT C Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>JOHNSON</u> File No: <u>PLN070137</u> APNs: <u>008-453-021-000</u> Approved by: <u>ZONING ADMINISTRATOR</u> Date: <u>MAY 8, 2008</u>
--	--

**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>PD001 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN070137) allows 1) a Coastal Development Permit to remove four oak trees (15 inches, two 14 inches and 8 inches in diameter); and 2) a Coastal Administrative Permit to demolish an existing carport and garage to construct a 647 square foot garage located near an existing driveway; and Design Approval. The existing asphalt driveway to be replaced with decomposed granite paving. The property is located at 1470 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-453-021-000), 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 the 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>	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>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Combined Development Permit (Resolution 070137) was approved by the Zoning Administrator for Assessor's Parcel Number 008-453-021-000 on May 8, 2008. The Combined Development Permit was granted subject to 12 conditions of approval which run with the land. A copy of the Combined Development Permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the 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 the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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/ Archaeo-logist	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>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Arborist report has been prepared for this parcel by Environmental Design, dated April 4, 2007, and is on record in the Monterey County RMA - Planning Department , Library No. LIB080010. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
5.		<p>SPPD0001 – TREE REPLACEMENT The tree planting plan shall be in sufficient detail to identify the location, species, and size of the plantings. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the trees as required by the Arborist Report. Before occupancy, tree planting shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition</p>	Landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

<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>PD011 – TREE AND ROOT PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)</p>	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	During Construction	
			Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
7.		<p>PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:</p> <ol style="list-style-type: none"> 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	<p>Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.</p>	<p>Contractor/Owner/ Applicant</p>	<p>Prior to the issuance of a demolition permit</p>	
			<p>Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.</p>	<p>Contractor/Owner/ Applicant/Air District</p>	<p>During demolition</p>	

<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>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>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)</p>	<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.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	

9.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Pebble Beach Community Services District</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p><i>Applicant or owner</i></p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	

<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>
10.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Pebble Beach Community Services District	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.	
11.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) 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 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. 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 grading and/or 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>
12.		<p>FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)</p> <p>All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Pebble Beach Community Services District</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	