

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> June 26, 2008: 1:40 P.M	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Combined Development Permit consisting of: 1) a Coastal Administrative Permit for additions totaling 883 square feet to an existing 3,432 square foot two-story single family dwelling with a 120 square foot driveway extension; and 2) Design Approval; 3) a Coastal Development Permit to allow the removal of one Monterey Pine tree (18 inches in diameter at breast height). The project is located within the Pescadero Watershed and meets the developments standards required for that area.	
<b>Project Location:</b> 4034 Mora Lane, Pebble Beach	<b>APN:</b> 008-191-025-000
<b>Planning File Number:</b> PLN080037	<b>Name:</b> Robert Prevett, Property Owner Sally Anne Smith, Agent
<b>Plan Area:</b> Del Monte Forest Land Use Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> “MDR/2-D (CZ)” [Medium Density Residential/2 units per acre with Design Control (Coastal Zone)]	
<b>CEQA Action</b> Categorically Exempt per Section 15302, Class 2	
<b>Department:</b> 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 applicant requests additions to an existing two-story single family dwelling that total more than 10 percent of the existing floor area. Additions include extension of master bath and bedroom, deck extensions, new utility room in the garage and a new office over the garage. These additions require a Coastal Administrative Permit pursuant to Section 20.70.120.A.4 of Monterey County Code. In order to access the new garage bay, the driveway must be extended 120 square feet which requires an 18” Monterey Pine tree to be removed. The driveway extension is limited to provide only what is adequately required for egress (20.147.030.A.1.a CIP). The 18” Monterey Pine tree is one of the smallest trees on the lot. A condition will require the applicant to plant another tree once construction is completed (Condition #4).

The proposed project is located within the Pescadero Watershed. Pursuant to Section 20.147.030 (CIP), the proposed project meets the required structural coverage of 5000 square feet and impervious surface of 4000 square feet. 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 Water Resources Agency and 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 April 3, 2008. The Committee recommended a (4-0) vote to approve the project without comments or conditions.

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

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Elizabeth A. Gonzales, Associate Planner

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June 2, 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 A. Gonzales, Planner; Carol Allen; Robert Prevett, Applicant; Sally Anne Smith, Agent; Planning File PLN080037

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

This report was reviewed by Laura Lawrence, Planning Services Manager

**EXHIBIT B**  
**RECOMMENDED FINDINGS AND EVIDENCE**  
**PLN080037/Prevett**

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 4034 Mora Lane, Pebble Beach (Assessor's Parcel Number 008-191-025-000), Del Monte Forest Land Use Plan. The parcel is zoned Medium Density Residential/2 units per acre, Design Control in the Coastal Zone ("MDR/2-D (CZ)"). The proposed project meets the height and setback requirements of the zoning regulations:
- Front setback: 20 feet                      Proposed: 38 feet
  - Side setback: 10 feet/20 feet              Proposed: 10 ft/26 ft
  - Rear setback: 10 feet                      Proposed: 70 feet
  - Height limit: 27 feet                      Proposed: 25'9"
- (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 3,432 square foot two-story single family residence with a 588 square foot attached garage.
- (e) The proposal consists of additions totaling 883 square feet which includes the removal of one Monterey Pine tree (18" in diameter) (See Finding #4). Entitlements include:
- Coastal Development Permit to remove one Monterey Pine tree pursuant to Section 20.147.050.A (CIP);
  - Coastal Administrative Permit for an addition over 10% of the floor area pursuant to Section 20.70.120.A.4 (MCC); and Design Approval.
- (f) The proposed project is located within the Pescadero Watershed. Pursuant to Section 20.147.030 (CIP) the project meets the structural coverage and impervious surface requirements. The driveway extends 120 square feet in order to access the new garage bay, and is limited to provide only what is adequately required for egress purposes (20.147.030.A.1.a CIP).
- 5000 square feet structural limit              3585 square feet proposed
  - 4000 square feet impervious limit              3450 square feet proposed
- (g) The project planner conducted a site inspection on May 21, 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 additions 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 April 3, 2008. The Committee recommended a (4-0) vote to approve the project without comments or conditions.

- (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 PLN080037.

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 Planning Department, Pebble Beach Community Services District, and Water Resources Agency have been incorporated.

- (b) A Technical report by an outside archaeological consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use 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 report has been prepared:

- “Preliminary Cultural Resources Reconnaissance” (*LIB080176*) prepared by Susan Morely, M.A., Pacific Grove, CA, March 2008.

- (c) Staff conducted a site inspection on May 21, 2008, to verify that the site is suitable for this use.
- (d) Materials in Project File PLN080037.

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

**EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

- (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 May 21, 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 one Monterey Pine tree 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.”

In order to access the new garage bay, the driveway must be extended 120 square feet which requires an 18" Monterey Pine tree to be removed. The driveway extension is limited to provide only what is adequately required for egress (20.147.030.A.1.a CIP). The 18" Monterey Pine tree is one of the smallest trees on the lot and is not used for screening.

- (c) Pursuant to Section 20.147.050.D, removal of trees that measure 12 inches or greater in diameter at breast height (DBH) are required to be replaced on site at a 1:1 ratio. The applicant has agreed to replacing the tree on a more strategically place on the property once the construction has been completed. A condition will require the applicant to plant another tree once construction is completed. (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). The lot is densely forested and development anywhere on the lot would require tree removal. Although Monterey Pine trees 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 one tree 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).
- (e) The removal will not involve a risk of adverse environmental impacts as confirmed by staff during a site visit on May 21, 2008.

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 May 21, 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.

<b>EXHIBIT C</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>PREVETT</u> <b>File No:</b> <u>PLN080037</u> <b>APNs:</b> <u>008-191-025-000</u> <b>Approved by:</b> <u>ZONING ADMINISTRATOR</u> <b>Date:</b> <u>June 26, 2008</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.*

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)
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN070137) allows 1) a Coastal Administrative Permit for additions totaling 883 square feet to an existing 3,432 square foot two-story single family dwelling with a 120 square foot driveway extension; and 2) Design Approval; 3) a Coastal Development Permit to allow the removal of one Monterey Pine tree (18 inches in diameter at breast height). The project is located within the Pescadero Watershed and meets the developments standards required for that area. The property is located at 4034 Mora Lane, Pebble Beach (Assessor's Parcel Number 008-191-025-000), 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. <b>(RMA - Planning Department)</b>	Adhere to conditions and uses specified in the permit.	Owner/Applicant	Ongoing unless other-wise stated	

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2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> 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 008-191-025-000 on June 26, 2008. The Combined Development Permit was granted subject to 13 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. <b>(RMA - Planning Department)</b>	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.		<b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County 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. <b>(RMA - Planning Department)</b>	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	



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4.		<b>PDSP001 – TREE REPLACEMENT (NON STANDARD)</b> The tree planting plan shall be in sufficient detail to identify the location, species, and size of the planting. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the tree. 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 <b>(RMA - Planning Department)</b>	Tree replacement shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate and shall be submitted to the Monterey County RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			A letter from an Arborist shall be submitted to the Monterey County RMA – Planning Department with recommendation for planting, the tree type, and location for survival.	Owner/ Applicant/ Arborist	Prior to Final of building permit	

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5.		<b>PD011 – TREE AND ROOT PROTECTION</b> 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. <b>(RMA - Planning Department)</b>	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 Construc- tion	
			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	

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6.		<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>	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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7.		<b>PD041 – HEIGHT VERIFICATION</b> The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. <b>(RMA – Planning Department and Building Services Department)</b>	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	
			2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	

#### WATER RESOURCES AGENCY

8.		<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>	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
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9.		<p><b>WR40 - WATER CONSERVATION MEASURES</b></p> <p>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	

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**PEBBLE BEACH COMMUNITY SERVICES DISTRICT**

10.		<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>	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	

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11.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>Pebble Beach Community Services District</b>	Applicant shall 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	
12.		<b>FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)</b> The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. <b>Pebble Beach Community Services District</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	

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13.		<b>FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING)</b> Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. <b>Pebble Beach Community Services District</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
14.		<b>FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD &amp; PEBBLE BEACH CSD)</b> All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. <b>Pebble Beach Community Services District</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS