

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: March 8, 2012 Time: 1:30 P.M		Agenda Item No.: 1
Project Description: Coastal Administrative Permit and Design Approval to allow the construction of a 698 square foot second unit to be located below the existing 1,250 square foot single family dwelling and a Coastal Administrative Permit to allow one (1) parking space within the front setback.		
Project Location: 4108 Pine Meadows Way, Pebble Beach		APN: 008-592-014-000
Planning File Number: PLN100230		Owner: David Clarkson Eakin TR Agent: Teri Takikawa
Planning Area: Del Monte Forest Area Land Use Plan		Flagged and staked: No
Zoning Designation: : MDR/2-D(CZ) [Medium Density Residential, 2 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15303 (a)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15303 (a); and
- 2) Approve PLN100230, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:

The proposed project would allow the construction of a 698 square foot second unit to be located below the existing 1,250 square foot single family dwelling and to allow one (1) parking space within the front setback. The project was originally scheduled for the January 31, 2012 Administrative Permit Hearing. The Department received a request from a neighbor to have the project heard at a public hearing for the following reasons: 1) the neighbor does not contest the allowed use for second units (i.e. senior citizen or caregivers units), rather questions how the allowed use will be monitored; 2) their impression for the last 35 years were that there were regulations limiting the Del Monte Forest area restricting single family dwellings on long-term rentals; and 3) they believe there will be traffic impacts, parking issues, and other issues that come with establishing rentals in the neighborhood.

Monterey County Code Section 20.12.040.O allows for a senior citizen's unit in the Medium Density Residential ("MDR") zoning district with a Coastal Administrative Permit. However, AB1866, the Second Unit Law, supersedes the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required for a senior unit. The proposed second unit is clearly subordinate and incidental to the main residence and is attached to the main residence. Staff has confirmed that the second unit conforms to all of the zoning and development standards (density, lot coverage, height, setbacks, design, etc.) of the MDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Administrative Permit is required. Long-term rentals (>30 days) are allowed within the Del Monte Forest. Short-term rentals (<30 days) are not allowed within the Coastal Zone.

The site is currently developed with a 440 square foot 2-car carport for the single family dwelling. Monterey County Code 20.64.010.C.6 requires one useable and accessible parking space be provided in addition to the parking required for the other uses on site. The narrow configuration of the lot along the front setback and the existing structures cannot accommodate the one additional space outside the front setback. Monterey County Code 20.58.050.E allows parking spaces located within the front setback with a Coastal Administrative Permit. Therefore, the applicant is proposing an additional uncovered parking space in the area north of the carport. Half of the parking area is within the front setback. See attached **Exhibit B**.

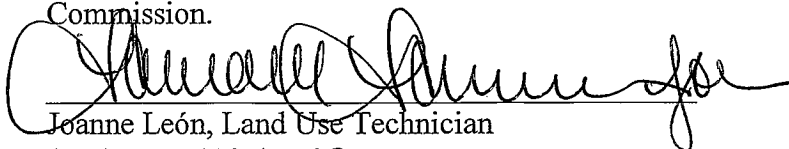
The area where the new parking space will be located slopes up from the carport and is densely vegetated with small diameter (<4-inch) non-protected trees such as Acacia. Creating the parking space will require less than 100 cubic yards of grading, the removal of approximately 300 square feet of vegetation, the installation of a railroad tie retaining wall (18-inch high), and new asphalt paving. Vegetation planted along Pine Meadows Way and between the parking space and the neighboring lot will remain and will provide screening of the parking space from view. Adding the additional space next to the carport rather than accommodating the additional space within the existing driveway will accommodate the parking needs of both units and still allow for guest parking off the street.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- ✓ Pebble Beach CSD Fire Protection District
- ✓ Water Resources Agency
- RMA - Public Works Department
- Parks Department
- Environmental Health Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the RMA-Planning Department, Pebble Beach CSD and Water Resources Agency have been incorporated into the Condition Compliance attached to the draft resolution (**Exhibit B**).

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



Joanne León, Land Use Technician
(831) 755-5138, leonj@co.monterey.ca.us
March 2, 2012

cc: Front Counter Copy; Zoning Administrator; Pebble Beach CSD Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Joanne León, Project Planner; David Clarkson Eakin TR, Owner; Teri Takikawa, Agent; The Open Monterey Project; LandWatch; Harry Marks, Neighbor; Planning File
PLN100230

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval

	• Site Plan, Floor Plan and Elevations
Exhibit C	Vicinity Map
Exhibit D	Project Correspondence

This report was reviewed by Laura Lawrence, Planning Services Manager.

EXHIBIT A

Project Information for PLN100230

Project Information:

Project Name:	EAKIN DAVID CLARKSON TR	
Location:	4108 PINE MEADOWS WY PEBBLE BEACH	
Permit Type:	Coastal Administrative Permit	
Environmental Status:	Exempt	Final Action Deadline (884): 10/18/2011
Existing Structures (sf):	1990	Coverage Allowed: 25
Proposed Structures (sf):	698	Coverage Proposed: 24.8
Total Sq. Ft.:	2688	Height Allowed: 30
Tree Removal:	NO	Height Proposed: N/A
Water Source:	Pebble Beach Company	FAR Allowed: 25
Water Purveyor:	N/A	FAR Proposed: 21
Sewage Disposal (method):	Pebble Beach CSD	Lot Size: 11280
Sewer District:	N/A	Grading (cubic yds.): 0

Parcel Information:

Primary APN:	008-592-014-000	Seismic Hazard Zone:	III
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	High
Advisory Committee:	Del Monte Forest Advisory Committee	Fire Hazard Zone:	Very High
Zoning:	RC-D(CZ),MDR/2-D(CZ)	Flood Hazard Zone:	N/A
Land Use Designation:	Residential 2U/AC	Archaeological Sensitivity:	moderate
Coastal Zone:	Del Monte Forest	Viewshed:	Sensitive
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	N/A
Biological Report #:	N/A
Geologic Report #:	N/A
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB110252
Traffic Report #:	N/A

EXHIBIT B
DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

DAVID CLARKSON EAKIN TR (PLN100230)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project Categorically Exempt per Section 15303 (a); and
- 2) Approving Coastal Administrative Permit and Design Approval to allow the construction of a 698 square foot second unit to be located below the existing 1,250 square foot single family dwelling and a Coastal Administrative Permit to allow one (1) parking space within the front setback.

[PLN100230, David Clarkson Eakin TR, 4108 Pine Meadows Way, Pebble Beach, Del Monte Forest Area Land Use Plan (APN: 008-592-014-000)]

The Eakin application (PLN100230) came on for public hearing before the Monterey County Zoning Administrator on March 8, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan,
 - Del Monte Forest Area Land Use Plan,
 - Monterey County Coastal Implementation Plan, Part 5
 - Monterey County Zoning Ordinance (Title 20)No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 4108 Pine Meadows Way, Pebble Beach (Assessor's Parcel Number 008-592-014-000), Del Monte Forest Area Land Use Plan. The parcel is zoned MDR/2-D (CZ), Medium Density Residential, 2 units per acre with a Design Control overlay in the Coastal Zone, which allows a second single family dwelling use with a Coastal Administrative Permit. Therefore, the project is an allowed use

for this site.

- c) Pursuant to Chapter 20.44, Design Control Zoning Districts, the project requires a design approval to assure protection of the public viewshed, neighborhood character, and assure visual integrity. The project consists of an addition to the existing single family dwelling. The colors and materials to match existing natural wood siding and natural roofing materials. The colors and materials are of a natural wood siding and are consistent with the surrounding environment. Therefore, the project is consistent with the Design Control regulations.
- d) The project planner conducted a site inspection on August 4, 2011 and March 1, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Second Unit –Applicants propose to add 698 square feet to an existing single family dwelling and convert it to a senior unit. Currently, pursuant to Monterey County Code, Section 20.12.040.O, the parcel is allowed to have a senior unit, subject to a Coastal Administrative Permit. However, AB1866, the Second Unit Law supersedes the requirement for a discretionary permit to allow a second unit as long as the unit meets all the provisions of AB1866. Those provisions are similar to the provisions required for a senior unit. The proposed second unit is clearly subordinate and incidental to the main residence and is attached to the main residence. Staff has confirmed that the second unit conforms to all of the zoning and development standards (density, lot coverage, height, setbacks, design, etc.) of the MDR zoning district. On June 28, 2011, the Board of Supervisors adopted a Resolution of Intent to address the Second Unit Law by amending the Coastal Local Program, subject to the approval of the Coastal Commission. The amendment has not yet been codified. Therefore, subject to Monterey County Code, a Coastal Administrative Permit is required.
- f) Monterey County Code 20.64.010.C.6 requires one useable and accessible parking space be provided in addition to the parking required for the other uses on site. The narrow configuration of the lot along the front setback and the existing structures cannot accommodate the one additional space outside the front setback. Monterey County Code 20.58.050.E allows parking spaces located within the front setback with a Coastal Administrative Permit. Therefore, the applicant is proposing an additional uncovered parking space in the area north of the carport. Adding the additional space next to the carport rather than accommodating the additional space within the existing driveway will accommodate the parking needs of both units and still allow for guest parking off the street.
- g) The project is located in a high Archaeological Sensitivity zone. A Preliminary Cultural Reconnaissance was prepared for the parcel. The report was negative and revealed no indicators expected of a prehistoric archaeological site in this region. The proposed project is not located within a critical viewshed, and there is no environmentally sensitive habitat on the property. The area where the new parking space will be located is densely vegetated with small diameter (<4-inch) non-protected trees such as Acacia. Removal of about 300 square feet of

vegetation will be required to accommodate the additional parking space.

- h) The project was not referred to the Del Monte Forest Area Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because there were no significant land use issues and because the project was not originally scheduled to be heard by the Zoning Administrator.
- i) The project has been referred to the Zoning Administrator for a public hearing pursuant to Section 20.76.060.A.5 because a member of the public submitted written request for a public hearing.
- 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 PLN100230.

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 CSD Fire Protection District, Public Works, Environmental Health Bureau, 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) Staff identified potential impacts to Archaeological Resources. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Preliminary Cultural Resources Report” (LIB110252) prepared by Susan Morley, M.A., Registry of Professional Archaeologists, Marina, Ca, August 2010The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on August 4, 2011 and March 1, 2012 to verify that the site is suitable for this use.
 - d) 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 PLN100230.

3. **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) The project was reviewed by the RMA - Planning Department, Pebble Beach CSD Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. Domestic water and sewer service are provided by the existing residence by the Pebble Beach Company and Pebble Beach Community Services District.
 - c) Preceding findings and supporting evidence for PLN100230.
 - b) Staff conducted a site inspection on August 4, 2011 and March 1, 2012 to verify that the site is suitable for this use.
 - c) 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 PLN100230.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 4, 2011 and March 1, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100230.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) categorically exempts second dwelling units in a residential zone. Therefore, the project is exempt.
 - b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 4, 2011 and March 1, 2012.
 - c) Staffs review of the project found that there are no unique circumstances and that none of the exemptions listed in CEQA Guidelines Section 15300.2 apply.
 - d) Staff conducted a site inspection on August 4, 2011 and March 1, 2012 to verify that the site is suitable for this use.

- e) 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 PLN100230.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Area LUP).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100230
 - e) The project planner conducted a site inspection on August 4, 2011 and March 1, 2012.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because it is located between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project Categorically Exempt per Section 15303 (a); and
2. Approve Coastal Administrative Permit and Design Approval to allow the construction of a 698 square foot second unit to be located below the existing 1,250 square foot single family dwelling and a Coastal Administrative Permit to allow one (1) parking space within the front setback, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of March, 2012.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 02-06-2012

Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan
PLN100230

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This permit allows a Coastal Administrative Permit and Design Approval to construct a 698 square foot second unit to be located below the existing 1,250 square foot single family dwelling and a Coastal Administrative Permit to allow one (1) parking space within the front setback. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number 12-xx) was approved by the Zoning Administrator for Assessor's Parcel Number 008-592-014-000 on March 8, 2012. The permit was granted subject to 8 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 the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on March 8, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

5. WRSP1 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Submit a Water Release Form to the Water Resources Agency for review and approval. A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us

6. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). 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)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Dept. clearance inspection.

7. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Dept. clearance inspection.

8. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Dept. clearance inspection.

DEL MONTE FOREST

EXHIBIT C



APPLICANT: EAKIN

APN:008-592-014-000

FILE # PLN100230

Water



2500' Limit



300' Limit

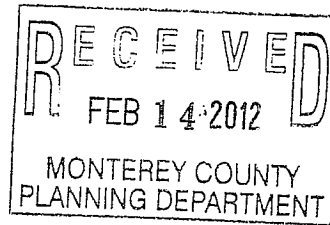


City Limits



PLANNER: GONZALES

EXHIBIT D



Joanne Leon
Project Planner
Monterey County Resource Management Agency
168 West Alisal Street - 2nd Floor
Salinas CA 93901

Tuesday, February 14, 2012

Harry Marks

4110 Pine Meadows Way
Pebble Beach
CA 93953
T 831.624.7064
M 831.521.1978

harrymarks@gmail.com

Dear Ms Leon,

After much consideration and conversation with several of my neighbors, I feel it necessary to ask for a public hearing in the matter of PLN100230, EAKIN DAVID CLARKSON TR.

I moved here in 1977 having been led to believe that there were rules in place to protect property owners and their investments. You have told me that these rules, regarding rentals, were changed 20 years ago but I can find no evidence of having been informed of these changes. Neither I might add can any of my long-term neighbors and it seems that we've all been living under some delusions. As I told you on the phone, I have no objection to second units being built to house senior relatives or caregivers, the circumstances you described as allowable. But that said, what measures are in place to police these rules once your permits are issued?

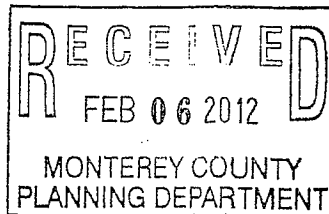
In conversations with you and Margaret Leighton I've failed to get an adequate explanation and would like to have a clearer picture of where I stand in this matter. I see some environmental impact and an effect on already damaged property values with the introduction of transient residents and I feel somewhat betrayed in this whole matter

I fully realize and expect that my concerns will not be addressed in a public hearing or at all for that matter, but I just want my feelings to be heard and placed in public record. **Please consider this mail as a request for a public hearing.**

Respectfully,

A handwritten signature in black ink, appearing to read "Harry Marks", with a stylized flourish at the end.

Harry Marks



Joanne Leon
Project Planner
Monterey County Resource Management Agency
168 West Alisal Street - 2nd Floor
Salinas CA 93901

Saturday, February 4, 2012

Harry Marks

4110 Pine Meadows Way
Pebble Beach
CA 93953
T 831.624.7064
M 831.521.1978

harrymarks@gmail.com

Dear Ms Leon

I have been a resident of Pebble Beach and at this address since 1977. Like so many residents here, there are many reasons why we choose to live here. In addition to the beauty of the area, there's the peace and serenity it brings to us at a time in our lives when it means so much.

That said, I, like several of my neighbors, am very disturbed by your Notice of Pending Coastal Administrative Permit we recently received and which, last night, was plastered on the trees surrounding my house. What disturbs us most is the language. I think no one has any objection to an expansion of a home, but when I read "the construction of a 698 square foot **second unit**", my suspicions are aroused. According to your notice, this would be located "below the existing 1990 square foot **single family dwelling**".

I've been under the impression for the past 35 years that there were rules in place that limited areas in The Del Monte Forest Properties to single family dwellings with restrictions on long-term rentals. I bring this up because it seems apparent that the proposed construction is to be a rental. The house at 4108 Pine Meadows Way had been a rental for a long time, so what would an additional unit be but a second rental?

We gladly pay considerable fees for living here - what fees would these new residents be subjected to or will be subsidizing them? Then there's the impact on traffic, parking, and a host of other issues that come with establishing rentals in this neighborhood. I've had a terrible personal experience with the renter of a bootleg unit entering my house and terrorizing my 90 year-old mother. An isolated incident perhaps, but we know our neighbors, we don't know the renters.

If there's to be a public hearing, I wish to be present to voice my concerns.

Sincerely yours

Harry Marks

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