

LYNNE MOUNDAY
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 020373

A. P. # 008-442-012-000

In the matter of the application of
Robert H. Lintz (PLN020373)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Development Permit and Design Approval to allow the demolition of an existing 3,257 sq. ft. one-story single family residence and construction of a new 7,945 sq. ft. two-story single family dwelling with a basement, attached garage, new driveway, fence, retaining walls and Grading (approximately 4,624 cu. yds. cut/41 cu. yds. fill); Coastal Development Permit for a 420 sq. ft. detached guesthouse; Coastal Development Permit for tree removal (7 Oak saplings less than 6" in diameter); and a Variance to exceed the 5,000 sq. ft. structural coverage limit for the Pescadero Watershed, located at 3294 Stevenson Drive, Pebble Beach, fronting on Stevenson Drive east of the intersection of Stevenson Drive and Alva Lane, Del Monte Forest area, Coastal Zone, came on regularly for meeting before the Zoning Administrator on May 8, 2003.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

1. **FINDING:** The Project, as conditioned is consistent with applicable plans and policies, the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20) which designates this area as appropriate for residential development. Specifically, the proposed guesthouse complies with all applicable requirements of Section 20.64.020.
EVIDENCE: (a) PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan. PBI staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Staff notes are provided in Project File PLN020373.
(b) Project planner conducted an on-site inspection on February 20, 2003 and March 28, 2003 to verify that the project on the subject parcel conforms to the plans listed above.
(c) The project for a single family home and guesthouse are allowed uses, in accordance with Section 20.14.040.
(d) The project complies with the regulations for guesthouses in accordance with Section 20.64.020.C. A condition has been incorporated requiring the applicant to record a guesthouse deed restriction.

(e) The parcel is zoned Low Density Residential, 1.5 units/acre, Design Control District, Coastal Zone (“LDR/1.5-D (CZ)”). The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with Section 20.14.060.

(f) The Del Monte Forest Land Use Advisory Committee recommended approval of the project by a vote of 6 for and 0 against. The LUAC commented that “impervious surface reduction should be checked.” LUAC meeting minutes dated February 27, 2003.

(g) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN020373.

2. FINDING: 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, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

3. FINDING: 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 Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Pebble Beach Community Services District. The respective departments and 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.

(b) Technical reports have been provided by consulting geotechnical engineers with recommended conditions and modifications that provide additional assurances regarding project safety. “Geotechnical Investigation” prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, October, 2002. Report is in Project File PLN020373.

4. FINDING: The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and Pebble Beach Community Services District. Conditions recommended have been incorporated.

(b) Technical reports by outside archaeology and geotechnical consultants indicate that there are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. “Preliminary Archaeological Reconnaissance” prepared by Archaeological Consulting, Salinas, CA, December 3, 2002. “Geotechnical

Investigation” prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA, October, 2002. Reports are in Project File PLN020373.

(c) Staff conducted an on-site visit on February 20, 2003 and March 28, 2003 to verify that the site is suitable for this use.

(d) Necessary public facilities are available and will be provided.

5. **FINDING:** The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines Section 15303 categorically exempts single family dwellings.

(b) No adverse environmental effects were identified during staff review of the development application during site visits on February 20, 2003 and March 28, 2003.

(c) Development is largely contained in an already disturbed area of the property. Tree removal is minimal. The structure to be demolished is less than 50 years old and there has been no indication of it being a historic resource. There are no unusual circumstances related to the project or property.

6. **FINDING:** 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 (see 20.70.050.B.4). 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 on February 20, 2003 and March 28, 2003.

7. **FINDING:** 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) 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 project proposes to remove seven (7) small live oak seedlings, ranging from 2” to 4” in diameter for the new driveway. The driveway has been sited to avoid the removal of native trees as much as possible. The 12’ wide driveway is the minimum width necessary to meet Fire requirements. No trees screening the property are proposed for removal.

(b) The potential impact to native trees close to the proposed development was assessed in the Forest Management Plan and subsequent Addendum. The new retaining wall on the east

side of the residence maintains a sufficient distance of 8' to 10' from the nearby Cypress trees to avoid any impacts. The new driveway avoids direct impacts to any significant trees, but passes close to a number of trees. Design and engineering of the driveway and the use of pervious material minimizes the impact to roots. Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.

(c) A condition has been added that the applicant record a notice stating that a Forest Management Plan has been prepared and any tree removal be in accordance with the approved plan.

(d) Forest Management Plan prepared by Stephen R. Staub, Forester and Environmental Consultant, dated January 28, 2002. Supplemental Forestry Report prepared by Stephen R. Staub, dated April 4, 2003. Report and Addendum is in Project File PLN020373.

8. FINDING: The project is not consistent with Section 20.147.030.A.1 limiting structural coverage to 5,000 square feet, including main and accessory structures, but is consistent with the limitation of additional impervious surface coverage up to 4,000 square feet. It also meets the total limitation of 9,000 square feet for the Pescadero, Seal Rock Creek and Sawmill Gulch Watersheds and the smaller unnamed watersheds which drain into the Carmel Bay Area of Special Biological Significance.

EVIDENCE: (a) The project application, including the site plan, contained in file PLN020373 proposes structural coverage of approximately 5,857 square feet and impervious surface coverage of 3,138 square feet for a total of 8,995 sq. ft.

(b) See Variance Findings # 9, 10, 11.

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

EVIDENCE: (a) The intent of the Pescadero watershed coverage limitations (Section 20.147.030.A.1.b of the Monterey County Coastal Implementation Plan, Part 5) is to limit the amount of storm water runoff into Carmel Bay, thereby protecting an area of biological significance. Although, the proposed project exceeds the 5,000 square foot limit for structural coverage by 857 square feet, the proposed 3,138 square feet of impervious surface coverage is below the allowable 4,000 square foot limit. The project will not exceed the 9,000 square foot combined structural and impervious surface coverage limit, therefore implementing the intent of the Pescadero watershed impervious coverage standard. The project meets all other zoning requirements regarding size and bulk (i.e. Floor Area Ratio), lot coverage and setbacks.

(b) A condition has been added by the Water Resources Agency for a final drainage plan in order to conform to policies 1, 2, & 6 of the Del Monte Forest Land Use Plan, relating to drainage issues and addressing on-site and off-site impacts and retention facilities.

(c) Other property owners in the vicinity and under identical zoning classification have been afforded the same privileges sought by the property owner of this application (See Finding #10).

(d) The Board of Supervisors' resolution 94-149 (Steakley) allowed a Variance to exceed the 5,000 square foot limit on structural coverage as long as storm water runoff was controlled on site. The Board recognized that retaining storm water on site and maintaining the combined structural and impervious surface coverage under the 9,000 square foot limit supported the intent of Section 20.147.030.A.1.b of the certified Monterey County Coastal Implementation Plan, Part 5 regarding impervious coverage in the Pescadero watershed.

(e) Materials and documents in Project File No. PLN020373.

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

EVIDENCE: (a) There are at least 37 other instances where Variances have been granted to the Pescadero Watershed structural and/or impervious coverage limits for residential structures. Within ½ of a mile of the subject parcel, several residential projects have been granted similar variances, including the Walker Variance (PLN980690) "to exceed the allowed Pescadero Watershed building site coverage (5,000 sq. ft.) by 672 square feet" and the Straface Variance (PLN980469) to exceed "structural coverage by 1,618 square feet in the Pescadero Watershed."

(b) The Board of Supervisors' resolution 94-149 (Steakley) allowed a Variance to exceed the 5,000 square foot limit on structural coverage as long as storm water runoff was controlled on site. The Board recognized that retaining storm water on site and maintaining the combined structural and impervious surface coverage under the 9,000 square foot limit supported the intent of Section 20.147.030.A.1.b of the certified Coastal Implementation Plan, Part 5 regarding impervious coverage in the Pescadero watershed.

(c) Total structural and impervious surface proposed by the project remains within the allowable 9,000 square feet.

(d) Materials and documents in Project File No. PLN020373.

11. FINDING: The Variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

EVIDENCE: (a) The project for a single family dwelling and accessory structure is an allowed use under the property's Low Density Residential designation.

12. FINDING: The project is appealable to the Board of Supervisors and California Coastal Commission.

EVIDENCE: (a) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan (Part 1).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the following conditions:

1. The subject Combined Development Permit consists of a Coastal Development Permit and Design Approval to allow the demolition of an existing 3,257 sq. ft. one-story single family residence and construction of new 7,945 sq. ft. two-story single family dwelling with a basement, attached garage, new driveway, fence, retaining walls and grading (approximately 4,624 cu. yds. cut/41 cu. yds. fill); Coastal Administrative Permit for a 420 sq. ft. detached guesthouse; Coastal Development Permit for tree removal (7 oak saplings less than 6" in diameter); and a Variance to exceed the 5,000 sq. ft. structural coverage limit for the Pescadero Watershed. Total structural and impervious surface coverage will be reduced from 13,718 sq. ft. to 8,995 sq. ft. The property is located at 3294 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-442-012-000), fronting on Stevenson Drive east of the intersection of Stevenson Drive and Alva Lane, Del Monte Forest area, Coastal Zone. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 Planning and Building Inspection. 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. **(Planning and Building Inspection)**

Prior to the Issuance of Grading and Building Permits:

2. The applicant shall record a notice which states: "A permit (Resolution 020373) was approved by the Zoning Administrator for Assessor's Parcel Number 008-442-012-000 on May 8, 2003. The permit was granted subject to 26 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. The applicant shall record a deed restriction which states, "Site drainage shall be in accordance with approved plans. The pervious surface coverage shall be maintained to allow for permeability of storm water. At no point shall the material be replaced with an impervious material without the authorization and/or permit approval by the Monterey County Planning and Building Inspection Department and the Pebble Beach Community Services District." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
4. Prior to issuance of a building permit, the applicant shall submit for review and approval of the Director of Planning and Building Inspection, and subsequently record, a deed restriction stating the regulations for guesthouse, as follows:

- (a) Only one guesthouses shall be allowed per lot;
 - (b) Detached guesthouses shall be located in close proximity to the principal residence;
 - (c) Guesthouse shall share the same utilities with the main residence, unless prohibited by public health requirements;
 - (d) The guesthouse shall contain no kitchen or cooking facilities, including but not limited to microwave ovens, hot plates, and toaster ovens;
 - (e) There shall be a maximum of six linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight square feet of cabinet space, excluding clothes closets;
 - (f) Guesthouses shall not exceed 425 square feet of livable floor area;
 - (g) Guesthouses shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - (h) Subsequent subdivisions which divide a main residence from a guesthouse shall not be permitted;
 - (i) The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area;
 - (j) The guesthouse height shall not exceed 12 feet nor be more than 1 story.
- (Planning and Building Inspection)**

5. A notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan dated January 28, 2003 and a Supplemental Report dated April 4, 2003 has been prepared for this parcel by Stephen Staub and Environmental Consulting, , and is on record in the Monterey County Planning and Building Inspection Department Library. All tree removal and planting on the parcel must be in accordance with the Forest Management Plan, as approved by the Director of Planning and Building Inspection." This notice shall be recorded prior to issuance of building or grading permits. **(Planning and Building Inspection)**
6. All exterior lighting shall be unobtrusive, 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection)**
7. All cut and/or fill slopes exposed during the course of construction shall be covered, seeded with native grasses or otherwise treated to control erosion in coordination with the consulting biologist, subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
8. Around each tree or group of trees to be preserved, a construction area boundary of orange snow netting supported by wood or metal stakes shall be erected along the approximate drip lines of such protected trees and shall not be violated by excavation or any other construction related activity. Where approved construction will occur within a tree drip line, such fencing shall be located at the minimum feasible construction limit

absolutely required to complete the work. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

9. Individual native trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
10. Prior to issuance protective fencing and grading limits shall be reviewed and established by the contractor in consultation with a qualified forester or arborist immediately prior to commencement of demolition and excavation operations. Documentation from the forester or arborist shall be submitted to the Director of Planning and Building Inspection. Prior to construction of the subsurface features a qualified forester or arborist shall inspect the site to ensure compliance with the tree protection measures and submit documentation to the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
11. Construction and earthmoving equipment shall utilize the existing driveway to the maximum extent possible to avoid impacting additional trees and construction of the new driveway shall not begin until the end stages of construction. Tree protection measures outlined in the Forest Management Plan dated January 28, 2003 and the Supplemental Report dated April 4, 2003, prepared by Stephen R. Staub, Forester, shall be included as notes on all grading and building plans. **(Planning and Building Inspection)**
12. All impervious pavers shall conform to County standards of 40 percent or greater open pass-through area. Engineering calculations shall be provided and approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
13. Prior to issuance of grading or building permits, a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include retention/percolation facilities to mitigate the impact of impervious surface storm water runoff. Necessary improvements shall be constructed in accordance with approved plans. **(Water Resources Agency)**
14. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property in the form of an approved Water Release Form. **(Water Resources Agency)**
15. Roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Fire District)**

16. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. **(Fire District)**
17. Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. **(Fire District)**
18. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance 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, and the address shall be visible and legible from the road on which the address is located. **(Fire District)**
19. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Fire District)**

Prior to Final Building Inspection/Occupancy:

20. Certification that storm water retention facility has been constructed in accordance with approved plans shall be provided to the Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. **(Water Resources Agency)**
21. The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - a) All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b) Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**

22. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, 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 Planning and Building Inspection Department. **(Planning and Building Inspection)**

Continuous Permit Conditions:

23. If during the course of construction activity on the subject property, cultural, archaeological, historical, 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 it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection 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. **(Planning and Building Inspection)**
24. All landscaped areas and replanted trees shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. **(Planning and Building Inspection)**
25. The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
26. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 8th day of May, 2003.

Original Signed By:

LYNNE MOUNDAY
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

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 OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, 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 and Building Inspection Department office in Marina.

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