

RESOLUTION NO. 060441

A. P. # 419-251-012-000

In the matter of the application of
Alexandre and Sybilla Balkanski (PLN060441)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 20 (Zoning) Chapter 20.76 (Combined Development Permits) of the Monterey County Code, for a Combined Development Permit consisting of: (1) a Coastal Administrative Permit and Design Approval to allow the construction of a 425 square foot Guesthouse and 79 linear feet of 2 foot tall stone retaining walls; and (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource (see previously approved PLN040665). The property is located on 9525 Pias Ranch Road, Big Sur, Big Sur Coast Land Use Plan, and came on regularly for meeting before the Zoning Administrator on March 8, 2007.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Big Sur Coast Land Use Plan, Big Sur Coast Coastal Implementation Plan (Part 3), Part 6 of the Coastal Implementation 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. 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 project planner conducted a site inspection on January 11, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (c) The Guesthouse will be constructed within 750 feet of a positive archaeological site. Section 20.145.120.D.2 of the *Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan* requires that (a) the recommendations of the Archaeological Report be made conditions of approval, (b) a request to rezone the property to include an "HR" district be submitted by the applicant, and (c) the archaeological site be placed in an easement. These requirements were placed on the previous project, Project File No. PLN040665 - Resolution No. 040665. A rezoning request to add an HR (Historic Resources) overlay was submitted (see Project File No. PLN040665). Therefore, the request will not be made a condition of approval for this project, PLN060441. A proposed Scenic and Conservation Easement was submitted for PLN040665. Condition of Approval No. 6 is incorporated complete the conveyance of the proposed Scenic and Conservation Easement. Condition of Approval No. 7 is incorporated to satisfy the first requirement of Section 20.145.120.D.2 of the *Coastal Implementation Plan Part 3, Regulations for Development in the Big Sur Coast Land Use Plan*.
 - (d) The Guesthouse complies with all of the regulations of Section 20.64.020.C of Monterey County Zoning Ordinance (Title 20). Condition No. 5 requires the applicant to record a deed restriction stating the regulations applicable to the Guesthouse.

- (e) The project was not referred to the Big Sur Coast Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, does not involve ridgeline/viewshed development, and is exempt from CEQA. Additionally, the project does not involve a Lot Line Adjustment or a variance.
- (f) 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 No. PLN060441.

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, California Department of Forestry - Coastal, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) The property is located at 9525 Pias Ranch Road, Big Sur (Assessor's Parcel Number 419-251-012-000), Big Sur Coast Land Use Plan. The parcel is zoned Watershed & Scenic Conservation Residential/40 acre minimum building site-Design Control (Coastal Zone) ("WSC/40-D(CZ)"). The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) A Coastal Administrative Permit and a Design Approval for first and second-story additions to a single-family dwelling totaling 775 square feet, a detached 575 square foot underground wine cellar, a 120 square foot mechanical room, a 375 square foot pool and spa with a retaining wall and deck, including 300 cubic yards of grading; and a Coastal Development Permit for native tree removal (6 redwoods, 1 oak) were approved by the Zoning Administrator on February 10, 2005 (PLN040665 - Resolution No. 040665). An Amendment (PLN050410) was approved on October 26, 2005 to allow 54 square feet of development on slopes greater than 30%. However, construction has not commenced. The property owners plan to begin construction for all approved projects once the subject Guesthouse is approved.
 - (d) Technical reports by outside biological and archaeological consultants indicate that there are no physical or environmental constraints that would designate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:
 - "Cultural Resource Evaluation for the Balkanski Property in the County of Monterey" (LIB060631) prepared by Archaeological Resource Management, San Jose, CA, September 20, 2004.
 - Biological Assessment letters prepared by John Gilchrist, Santa Cruz, CA, December 7, 2005 and August 3, 2006.
 - (e) Recommendations from the Biological Assessment and Archaeological Report have been incorporated as Conditions No.s 8 and 7, respectively.
 - (f) Materials in Project File No. PLN060441.

3. FINDING: CEQA (Exempt): - The project is categorically exempt from environmental review and no unusual circumstances exist for the subject project.

- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts construction of small accessory structures.

- (b) No adverse environmental effects were identified by staff during a site visit on January 11, 2007.
- (c) The letter dated August 3, 2006 from John Gilcrest, Restoration Ecologist, found that "the guesthouse site is not located within the existing Conservation and Scenic Easement". The guesthouse is not located within the proposed Scenic and Conservation Easement of Project File No. PLN040665 - Resolution No. 040665, Condition No. 9.
- (d) Recommendations from the Biological Assessment and Archaeological Report have been incorporated as Conditions No.s 8 and 7, respectively.
- (e) A rezoning request for an HR (Historic Resources) overlay and a proposed Scenic and Conservation Easement have been submitted (see Project File No. PLN040665) to protect the archaeological resources.
- (f) See preceding and following findings and supporting evidence.

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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: 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.

5. **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: Preceding findings and supporting evidence.


6. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080, Monterey County Zoning Ordinance (Title 20).

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 attached conditions.

PASSED AND ADOPTED this 8th day of March, 2007.



JEFF MAIN
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 21 2007

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

MAR 31 2007

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 Salinas.

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

**Monterey County Resource Management Agency
 Planning Department
 Condition Compliance and/or Mitigation
 Monitoring Reporting Plan**

Project Name: Balkanski

File No: PLN060441

APN: 419-251-012-000

Approved by: Zoning Administrator

Date: March 8, 2007

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN060441) allows consisting of: (1) a Coastal Administrative Permit to allow the construction of a 425 square foot Guesthouse and 79 linear feet of 2 foot tall stone retaining walls; and (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource (see previously approved PLN040665). The property is located at 9525 Pias Ranch Road, Big Sur (Assessor's Parcel Number 419-251-012-000), Big Sur Coast 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</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

		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)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060441) was approved by the Zoning Administrator for Assessor's Parcel Number 419-251-012-000 on March 8, 2007. The permit was granted subject to 17 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)	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.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	

4.		<p>PD014(C) – LIGHTING – EXTERIOR LIGHTING PLAN (BIG SUR) All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas, as defined in Section 20.145.020.V, are prohibited. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	<p>Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.</p>	Owner/ Applicant	Prior to the issuance of building permits.	
			<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	Owner/ Applicant	Ongoing	
5.		<p>PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows:</p> <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) 	<p>Submit signed and notarized Deed Restriction to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Deed Restriction shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

	<p>linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets</p> <ul style="list-style-type: none"> • The guesthouse shall not exceed 425 square feet of livable floor area • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • 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. • The guesthouse height shall not exceed 12 feet nor be more than one story. <p>(RMA – Planning Department)</p>				
6.	<p>PD044 – RESOURCE CONSERVATION EASEMENT</p> <p>A resource conservation easement shall be conveyed to the County over those portions of the property where environmentally sensitive habitats or known archaeological sites exist. A proposed easement deed shall be submitted to, and approved by, the Director of RMA – Planning Department prior to issuance of grading and building permits. The easements shall be conveyed to the County, upon approval by the Board of Supervisors, prior to final building inspection. (RMA – Planning Department)</p>	<p>Conveyance to the County upon approval by the Board of Supervisors.</p>	<p>Owner/ Applicant</p>	<p>Prior to final inspection</p>	

7.		<p>PDSP1 - (NONSTANDARD) The recommendation contained in the Cultural Resource Evaluation shall be adhered to as follows: A Registered Professional Archaeologist, or qualified archaeological monitor, supervised by a Registered Professional Archaeologist, shall be present during pre-construction and construction activities to spot-check monitor activities that involve earth disturbance, including excavation for foundation. (RMA – Planning Department)</p>	<p>The applicant shall submit a contract with a qualified archaeological monitor (i.e., a Registered professional Archaeologist) to the Planning Department, subject to approval by its Director. The contract shall contain professionally acceptable archaeological standards for investigation as established by the Society of Professional Archaeologists, or other recognized professional standard; the source of the standards employed shall be referenced, outlined and included in the contract. A copy of the archaeologist's professional credentials shall be referenced by and attached to the contract.</p>	<p>Owner/Applicant</p>	<p>Prior to issuance of grading and building permits</p>	
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			The requirements of this condition shall be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final map.	Owner/ Applicant	Prior to the issuance of grading or building permits and/or prior to recordation of the final map.	
8.		PDSP2 - (NONSTANDARD) <i>Echieum</i> shall be removed within 100 feet of the Guesthouse except those areas determined to be on slopes of 30% or greater. The area within 100 feet of the Guesthouse shall be re-vegetated with coastal scrub species. Within the fire clearance zone, low-growing plants such as monkey flower, California sage, black sage, and California blackberry would be acceptable. Applicant shall consult appropriate professional to determine additional appropriate coastal scrub species. (RMA – Planning Department)	Submit three copies of a landscaping plan illustrating locations to be re-vegetated. A list of appropriate low-lying coastal scrub species shall be on the landscaping plans and			
			Remove <i>Echieum</i> within 100 feet of the Guesthouse. Re-vegetate with low-lying coastal scrub species.	Owner/ Applicant	Prior to final inspection	
9.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the	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.	

		installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (California Department of Forestry - Coastal)				
10.		FIRE011 - ADDRESSES FOR BUILDINGS 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. (California Department of Forestry - Coastal)	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	
11.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)	Applicant shall incorporate specification into	Applicant or owner	Prior to issuance of grading	

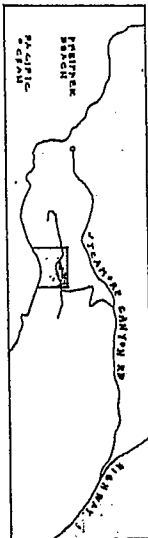
		For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (California Department of Forestry - Coastal)	design and enumerate as "Fire Dept. Notes" on plans.		and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
12.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the	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	

		hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (California Department of Forestry - Coastal)				
13.		FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. (California Department of Forestry - Coastal)	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	
14.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	

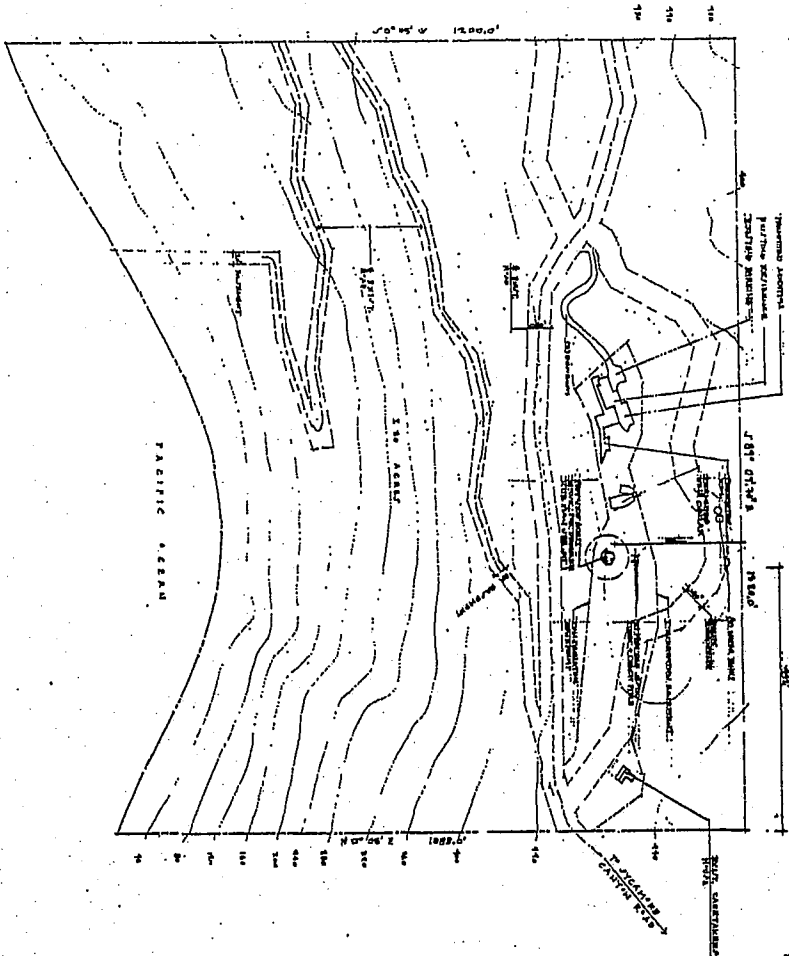
		(California Department of Forestry - Coastal)				
15.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (California Department of Forestry - Coastal)	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	
16.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (California Department of Forestry - Coastal)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
17.		WR40 - WATER CONSERVATION MEASURES 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	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

		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)				
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END OF CONDITIONS



Vicinity Map



Site Plan

PROJECT:	ABALONE HOUSES
OWNER:	THOMAS EDWIN AM
ARCHITECT:	AT & ARCHITECTS
ENGINEER:	THOMAS EDWIN AM
DATE:	12/15/2011
SCALE:	AS SHOWN
PROJECT NO.:	111111
DATE:	12/15/2011

NOTICE TO CONTRACTOR

1. All work to be done in accordance with the Plans, Specifications and Conditions of Contract.

2. The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.

3. The Contractor shall be responsible for obtaining all necessary insurance coverage for the work to be performed.

4. The Contractor shall be responsible for obtaining all necessary bonding for the work to be performed.

5. The Contractor shall be responsible for obtaining all necessary approvals for the work to be performed.

6. The Contractor shall be responsible for obtaining all necessary clearances for the work to be performed.

7. The Contractor shall be responsible for obtaining all necessary easements for the work to be performed.

8. The Contractor shall be responsible for obtaining all necessary rights-of-way for the work to be performed.

9. The Contractor shall be responsible for obtaining all necessary utility easements for the work to be performed.

10. The Contractor shall be responsible for obtaining all necessary access easements for the work to be performed.

GENERAL & SPECIFIC NOTES

1. The Contractor shall be responsible for obtaining all necessary permits and licenses for the work to be performed.

2. The Contractor shall be responsible for obtaining all necessary insurance coverage for the work to be performed.

3. The Contractor shall be responsible for obtaining all necessary bonding for the work to be performed.

4. The Contractor shall be responsible for obtaining all necessary approvals for the work to be performed.

5. The Contractor shall be responsible for obtaining all necessary clearances for the work to be performed.

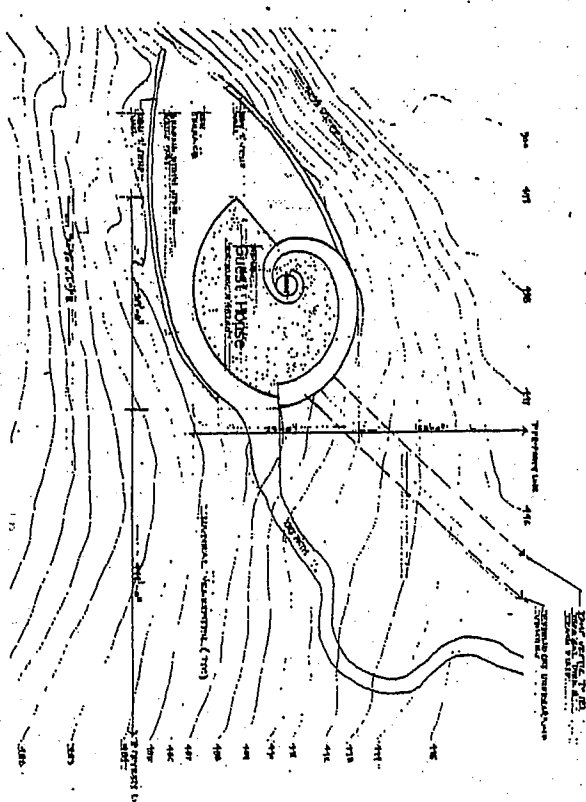
6. The Contractor shall be responsible for obtaining all necessary easements for the work to be performed.

7. The Contractor shall be responsible for obtaining all necessary rights-of-way for the work to be performed.

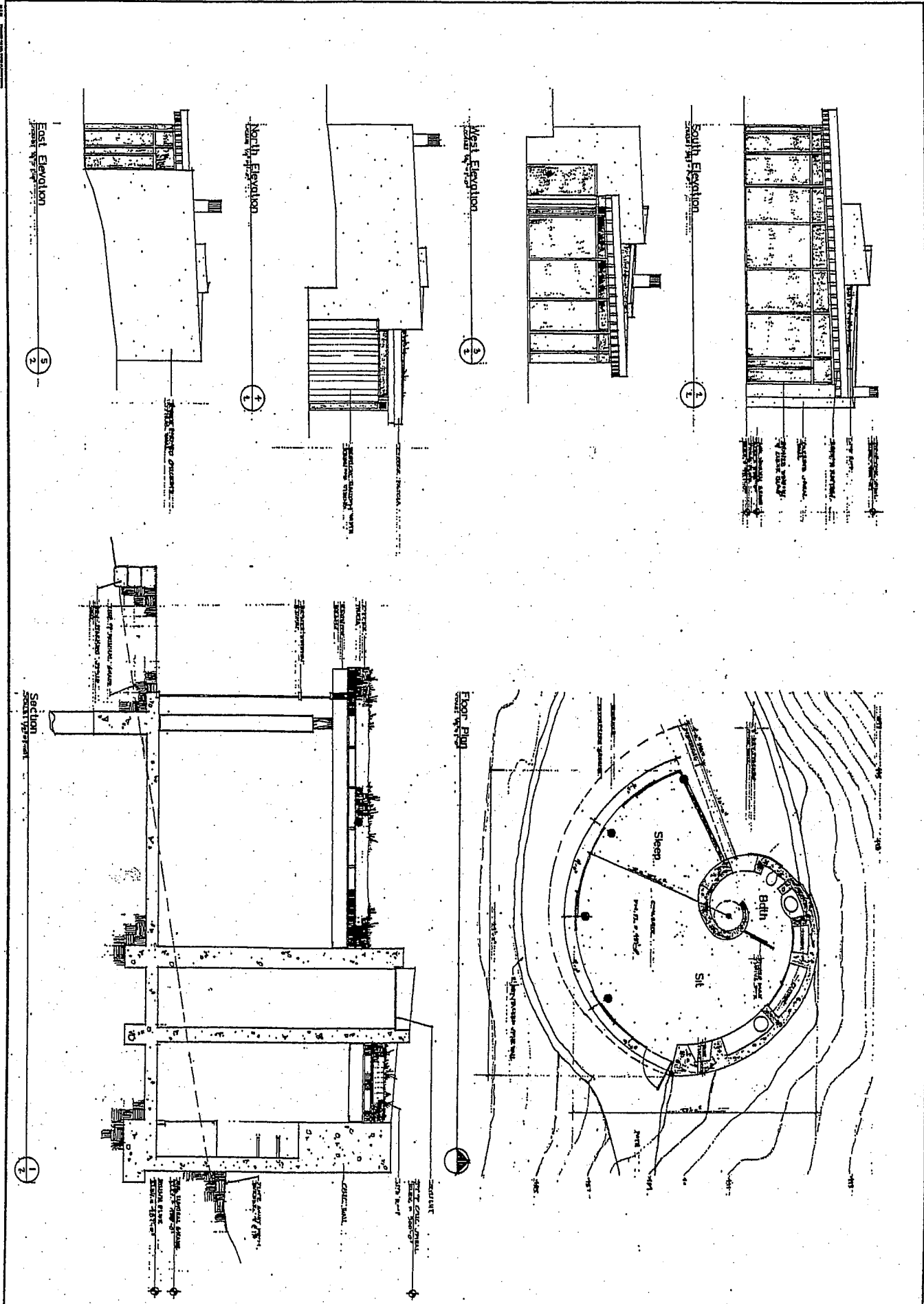
8. The Contractor shall be responsible for obtaining all necessary utility easements for the work to be performed.

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Detailed Site Plan

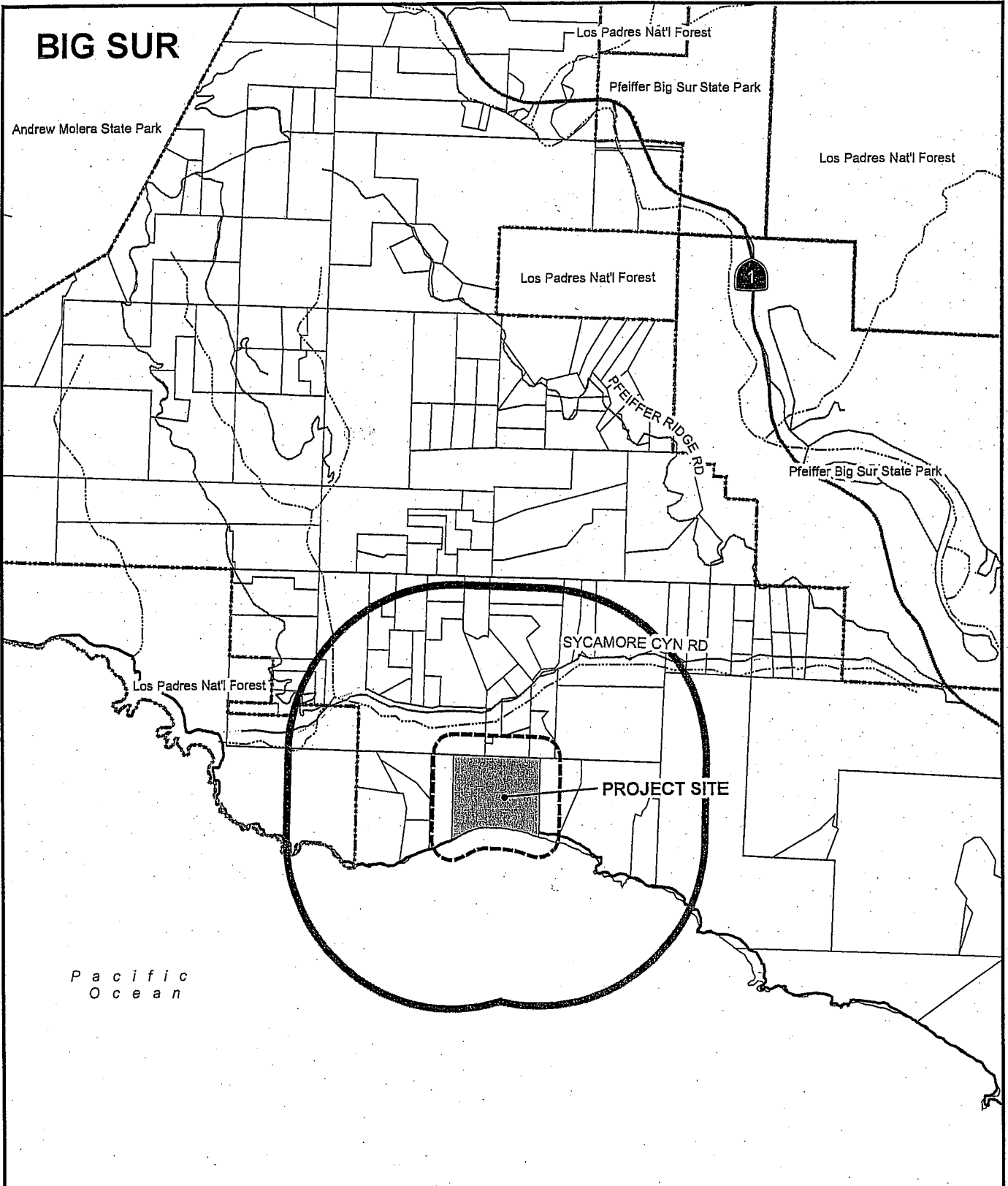


BALKANSKI ABALONE HOUSE
PLAN, SECTION, EXTERIOR ELEVATIONS

THOMAS COVINO, AIA
ARCHITECTURE
1001 WESTMAN CIRCLE
COSTA MESA, CALIFORNIA 92626

DATE	1/1/82
SCALE	1/4" = 1'-0"
NO.	2
BY	T.C.
CHECKED BY	
APPROVED BY	



BIG SUR

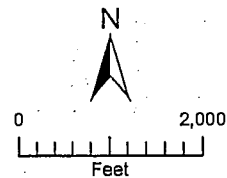


APPLICANT: BALKANSKI

APN: 419-251-012-000

FILE # PLN060441

 300' Limit  2500' Limit  City Limits



PLANNER: SAVAGE