

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

In the matter of the application of:

HYLES, MARK (PLN090221)

RESOLUTION NO. 10-003

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempts per Section 15301(d), and
- 2) Approving Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat (Palo Colorado creek) to allow the remodel of an existing 126 square foot single story cabin to include a 161 square foot great room addition and a 169 square foot second story loft for a total proposed 456 square foot two-story cabin; and Design Approval.

(PLN090221, Hyles, Mark, 37029 Palo Colorado Road, Big Sur, Big Sur Coast Land Use Plan (APN: 418-031-022-000))

The Coastal Development Permit application (PLN090221) came on for public hearing before the Monterey County Zoning Administrator on January 28, 2010. 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 Monterey County General Plan,
 - Big Sur Coast Land Use Plan,
 - Monterey County Coastal Implementation Plan (Part 3),
 - 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 37029 Palo Colorado Road, Big Sur (Assessor's Parcel Number 418-031-022-000, Big Sur Coast Land Use Plan. The parcel is zoned "RDR/40-D (CZ)" [Rural Density Residential, 40 acres per unit with Design Control (Coastal Zone)], which allows for residential development. Therefore, the project is an allowed land use for this site.
c) The proposed project is located within a Design Control Zoning District or "D" District pursuant to Section 20.44.020.C of Monterey County

- Code. The purpose of the zoning overlay is to assure the visual integrity of certain developments without imposing undue restrictions on the property. Colors and materials of natural redwood siding and hunter green roofing materials blend into the surrounding area and are consistent with the policies of the Big Sur Coast Land Use Plan.
- d) On April 10, 2008, the RMA- Building Services Department issued a Notice and Order Substandard Housing letter stating that the existing structure was inspected by Environmental Health Division and Building Services Department and that substandard conditions were identified. Under State Housing Law, tenants were ordered to vacate the property and the owner has now applied for the proper permits (*See Finding #4*).
 - e) The proposed project consists of remodeling an existing 126 square foot cabin to include a 161 square foot great room addition and a 169 square foot second story loft for a total proposed 456 square foot two-story cabin.
 - f) Palo Colorado Road is a steep and narrow canyon which is located off Highway 1, approximately 12 miles south of Carmel, just below Rocky Point. The existing structure is not located within the critical viewshed as it cannot be seen from Highway 1. There is no proposed tree removal and no development on 30% slope. Therefore, the proposed project meets the policies of the Big Sur Coast Land Use Plan.
 - g) New development shall, where appropriate, protect significant historical buildings, landmarks, and districts because of their unique characteristics and contribution to the cultural heritage of the County. (Policy 3.10.2 BSLUP) The existing structure was built around 1925, however, it is not considered historic. No people of historical importance owned the building, and it has lost any semblance of architectural value that it might once have had (*See Finding #2*).
 - h) Development or land use activities shall be sited to protect riparian habitat values. Development adjacent to stream courses shall be restricted to low intensities and constructed to minimize erosion, runoff, and water pollution. (Policy 3.3.3.3. BSLUP) The structure is located within 100 feet of Environmentally Sensitive Habitat, the Palo Colorado Creek. However, a biological report determined that there are no protected species or riparian habitat present in the creek and therefore nothing will be disturbed. Erosion protection measures are located on the plans (*See Finding #2*).
 - i) Whenever development is to occur in areas having a probability of containing archaeological sites, a professional archaeologist shall be contacted to determine whether the property has received an archaeological survey, If not, such a survey shall be conducted to determine if an archaeological site exists. (Policy 3.11.2.4 BSLUP) The project is located within a High Archaeological sensitivity zone. However, a Preliminary Cultural Resources Reconnaissance was negative with no cultural material evidence present at the surface (*See Finding #2*).
 - j) The project planner conducted a site inspection on July 28, 2009 to

verify that the project on the subject parcel conforms to the plans listed above.

- k) On October 13, 2009, the project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. They recommended approval (3-0 vote) with minor changes. They would like the applicant to consider including seismic bracing of the existing chimney with the remodeling, consider repairing the foundation, walking surface and railings of the existing footbridge and removing the English ivy from the property, as it is an invasive species.
- l) 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 PLN090221.

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, Cal-Fire Coastal, Parks, 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) Staff identified potential impacts to Biological Resources, Archaeological Resources and Historic Resources. However, technical reports by outside biological, archaeological and historic 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:
 - “Historic Evaluation” (LIB090417) prepared by Historic Preservation Associates, Carmel, CA, dated December, 2004.
 - “Biological Evaluation” (LIB090418) prepared by Jud Vandevere, Biological Consulting, Monterey, CA, dated August, 2009.
 - “Preliminary Cultural Resources Reconnaissance” (LIB090414) prepared by Lynn Mounday, Salinas, CA, dated July, 2009.
 - “Geotechnical Report” (LIB090413) prepared by Grice Engineering and Geology, Inc., Salinas, CA, dated December 2008.
 - c) Staff conducted a site inspection on July 28, 2009 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 PLN090221.

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 Cal-Fire Coastal, Public Works, Parks, Environmental Health, and Water Resources Agency. The respective departments/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) The existing parcel contains a private well and the owner is proposing an alternative septic system. Environmental Health Division has conditioned the project to reflect that the water source does not meet potable water drinking standards and that the residence shall be owner occupied (*Condition #7*). Another condition of approval indicates the parcel is serviced by an alternative system that has specific requirements for compliance (*Condition #8*).
 - c) See Findings #1 and #2 and supporting evidence for PLN090221.

4. **FINDING:** **NO VIOLATIONS** - The subject property is not currently in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. One violation exists on the property. Construction approved by this permit would clear the violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of a Notice and Order Substandard Housing violation existing on subject property.
 - b) Staff conducted a site inspection on July 28, 2009 and researched County records to assess if any violation exists on the subject property. Staff has been working with Code Enforcement to clear CE070391.
 - c) The proposed project cures an existing violation regarding compliance of substandard housing. Originally, the tenants had built a lean-to type structure on the front of the cabin. That addition has since been removed. However, when RMA Building Services and Environmental Health Division investigated, they found the existing structure to be sub-standard and posted a notice for non-occupancy (CE070391). When implemented, the project will bring the subject property into standard compliance with all rules and regulations pertaining to the property and will remove the existing violations. Monterey County Code Enforcement has indicated that since the original violation of constructing a lean-to type structure on the front of the cabin has since been removed, there would be no additional violation fees as long as the owner obtained a Coastal Development Permit to bring the structure to standard compliance.
 - 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 PLN090221.

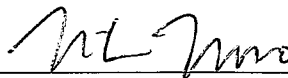
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301(d), categorically exempts restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide or flood.
- b) On April 10, 2008, the RMA- Building Services Department issued a Notice and Order Substandard Housing letter stating that the existing structure was inspected by Environmental Health Division and Building Services Department and that substandard conditions were identified. Under State Housing Law, the property owner is required to maintain his or her property free of substandard conditions that may endanger the health and safety of residents or the public.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 28, 2009.
- d) See Findings #1 and #4 and supporting evidence.
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 20.145.050 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 3 in the Big Sur Coast 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) 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 PLN090221
- e) The project planner conducted a site inspection on July 28, 2009.
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 Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.080.A.3 Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because Development permitted as a conditional use may be appealed to the Coastal Commission.

DECISION

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

- A. Categorically Exempt per Section 15301(d);
- B. Approve Coastal Development Permit, in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 28th day of January, 2010:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON FEB 04 2010

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 FEB. 14 2010

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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.

RESOLUTION 10-003 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>HYLES, MARK</u> File No: <u>PLN090221</u> APNs: <u>418-031-022-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>January 28, 2010</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Coastal Development Permit (PLN090221) allows development within 100 feet of Environmentally Sensitive Habitat (Palo Colorado creek) to allow the remodel of an existing 126 square foot cabin to include a 161 square foot great room addition and a 169 square foot second story loft for a total proposed 456 square foot two-story cabin; and Design Approval. The property is located at 37029 Palo Colorado Road, Big Sur (Assessor’s Parcel Number 418-031-022-000), 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. 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. (RMA-Planning Department)	Adhere to conditions and uses specified in the permit. 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. 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.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	

2.	<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 10-003) was approved by the Zoning Administrator for Assessor's Parcel Number 418-031-022-000 on January 28, 2009. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.	<p>PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on January 28, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	<p>The 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.</p>	<p>Owner/ Applicant</p>	<p>As stated in the conditions of approval</p>	
4.	<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	
5.	<p>PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)</p>	<p>Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.</p>	<p>Owner/ Applicant/ Geotechnical Consultant</p>	<p>Prior to final inspection</p>	

6.	<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>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of building permits.</p>	
		<p>The lighting shall be installed and maintained in accordance with the approved plan.</p>	<p>Owner/ Applicant</p>	<p>Prior to Occupancy / Ongoing</p>	
<p>Health Department Environmental Health Division</p>					
7.	<p>EHSP001 DEED RESTRICTION – WATER (NON-STANDARD CONDITION): A deed restriction shall be recorded concurrently with the final/parcel map with the Monterey County Recorder which states: That the water source for this parcel does not meet potable water drinking standards set forth in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations. This residence shall only be owner occupied. (Environmental Health)</p>	<p>Contact the Environmental Health Division (EHD) for specific wording of the Deed restriction. Submit proposed wording and forms to be recorded to DEH and P&BI for review and approval. Record deed restriction and provide proof of filing to EHD</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to issuance of building permit/Continuous</p>	
8.	<p>EHSP002 - DEED NOTIFICATION – ALTERNATIVE SEPTIC SYSTEM: (NON STANDARD CONDITION) A deed notification shall be filed with the Monterey County Recorder which states: "This parcel is serviced by an alternative septic system with specific requirements as follows":</p>	<p>Contact the Environmental Health Division (EHD) for specific wording of the Deed notification. Submit proposed wording and forms to be recorded to EHD and RMA Planning for review and approval. Record deed notification and provide proof of filing to EHD.</p>	<p>CA Licensed Engineer /Owner/ Applicant</p>	<p>Prior to issuance of building permit/Continuous</p>	

	<p>Requirements:</p> <ol style="list-style-type: none"> 1) Property owner agrees that the subject parcel shall be held, owner only occupied, sold and conveyed subject to the following restrictions and conditions which shall run with the real property and be binding upon all parties having any right, title or interest in said property. 2) Owner agrees to operate the wastewater treatment system in accordance with the manufacture's instructions and all applicable Monterey County regulations. 3) Subject parcel shall be subject to future federal, state or local laws and ordinances regarding the permitting, operation and maintenance or monitoring of alternative/enhanced on-site wastewater systems. 4) Owner agrees to enter into and maintain in effect a maintenance contract with the manufacturer of the system or a company certified through the manufacturer for purposes of scheduled inspection and maintenance of the system per manufacturer's specification and any National Sanitation Foundation (NSF) standards consistent with NSF approval of the treatment system. <p>The maintenance contract shall include an alarm service so that the owner may be notified of any breakdown or failure of the treatment system.</p> <ol style="list-style-type: none"> 5) The provisions of this Declaration are declared to be specifically enforceable through this recorded document and applicable Monterey County ordinances adopted pursuant to the permitting and operation of an On-site Advanced Wastewater Treatment System. 6) In the event that it becomes necessary for the County to commence an action of law to enforce any of the conditions or restrictions contained herein, the County shall be entitled to recover reasonable attorney's fees and costs, as may be determined by the court, from the property owner against whom such action is maintained. This provision shall be deemed to be accepted and agreed 				
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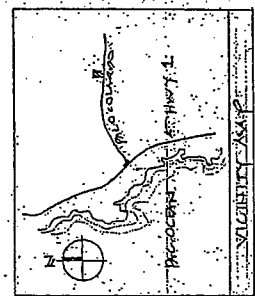
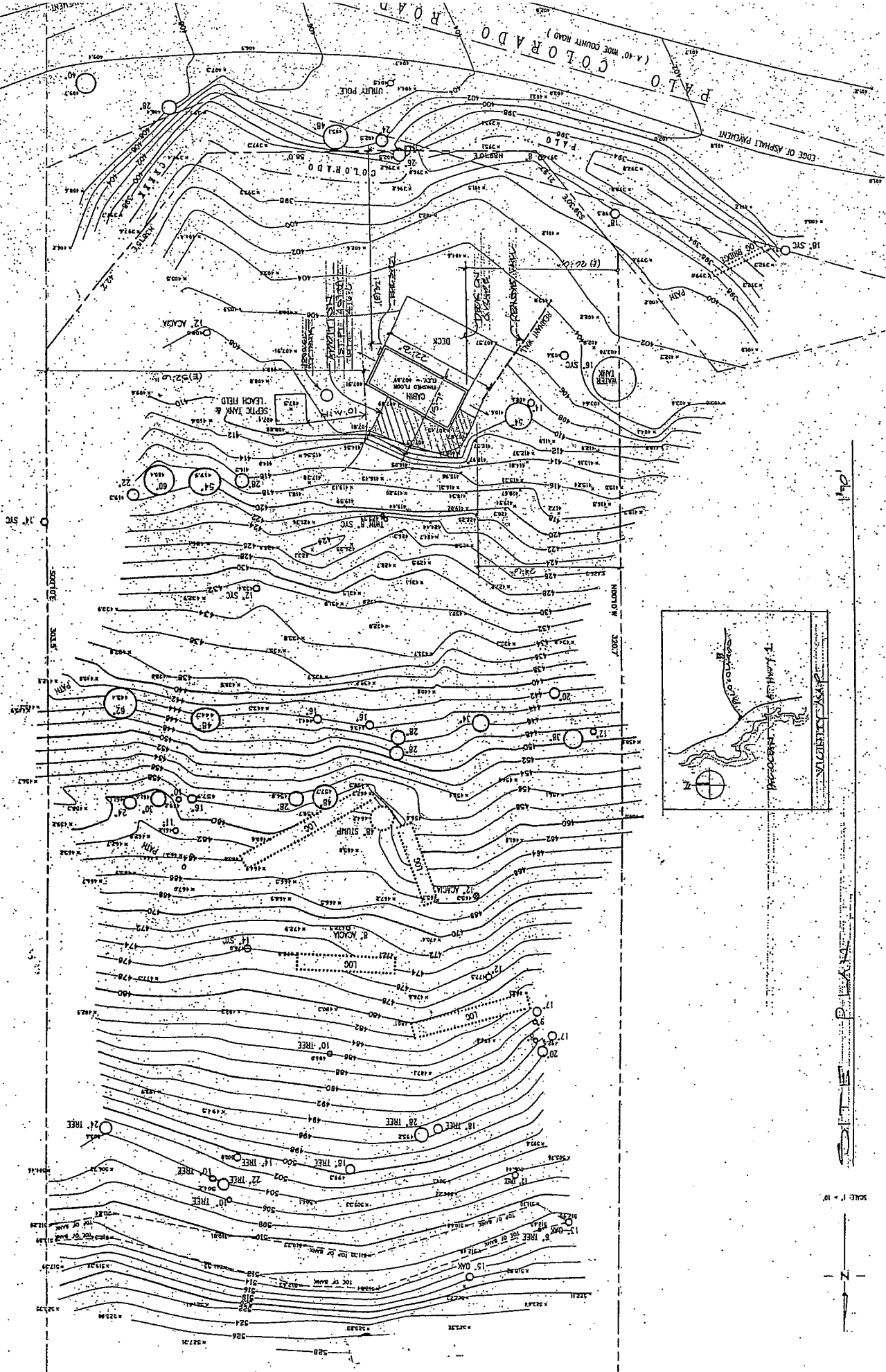
		to by any person to whom any lot herein described shall be conveyed. (Environmental Health)				
Fire Agency CAL-FIRE COASTAL						
9.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, 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. (Cal Fire 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	
10.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire	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.	

		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. (Cal Fire Coastal)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
11.		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 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. (Cal Fire 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	

12.	<p>FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Manage combustible vegetation within a minimum of 30 feet of structures (or to the property line). 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. (Cal Fire Coastal)</p>	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	
13.	<p>FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) 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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Cal Fire Coastal)</p>	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	
14.	<p>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. (Cal Fire Coastal)</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS

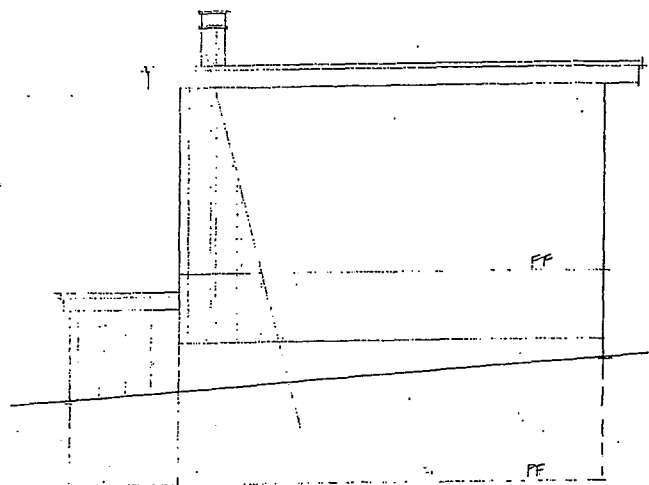
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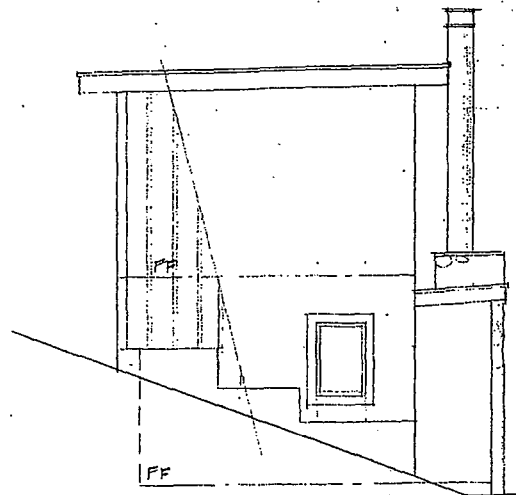
SECTION 20
 SECTION 21
 RANGE 10
 RANGE 11

SCALE 1" = 10'





NORTH ELEVATION 1/4" = 1'-0"

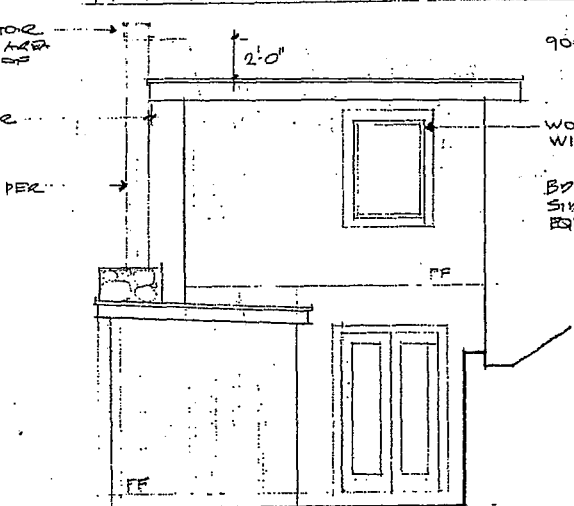


WEST ELEVATION 1/4" = 1'-0"

SPARK ARRESTOR
4 INCHES PLUS AIR
2' ABOVE ROOF

CLEARANCE PER
CBC 4' ABOVE

3 WALL FIVE PER
MAYNE

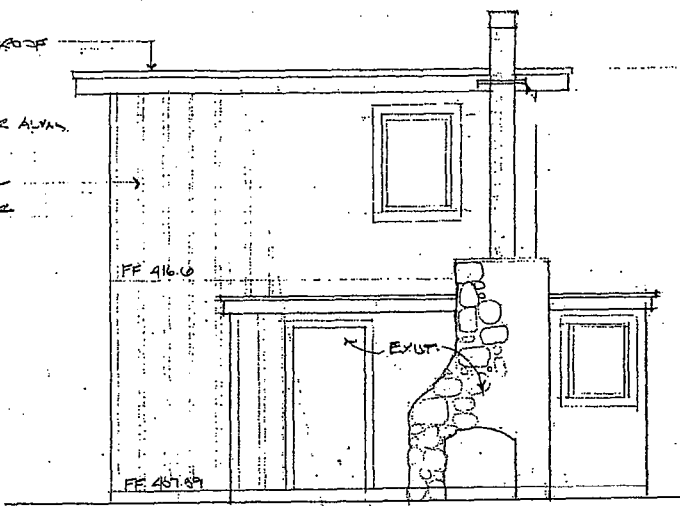


EAST ELEVATION 1/4" = 1'-0"

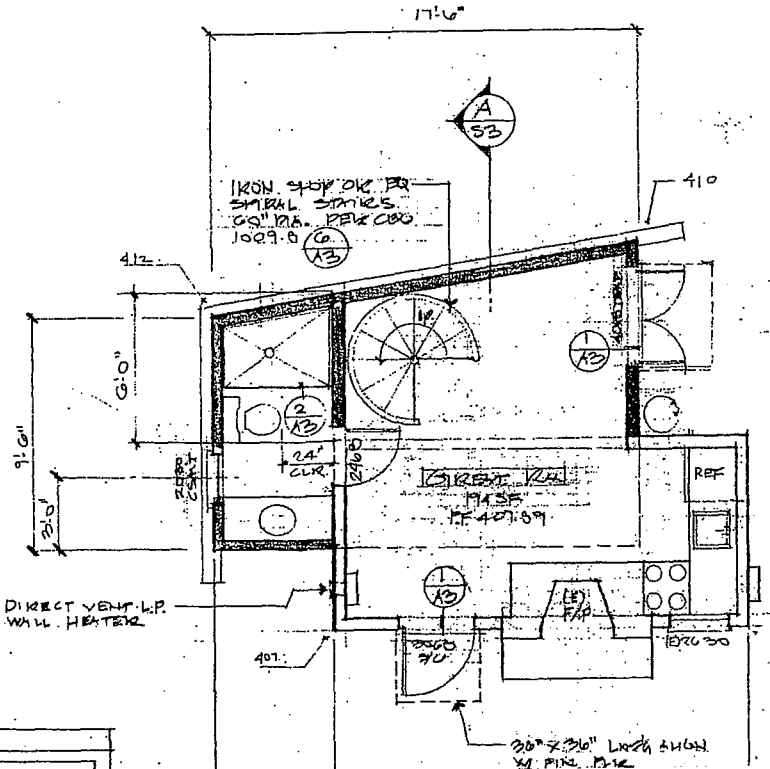
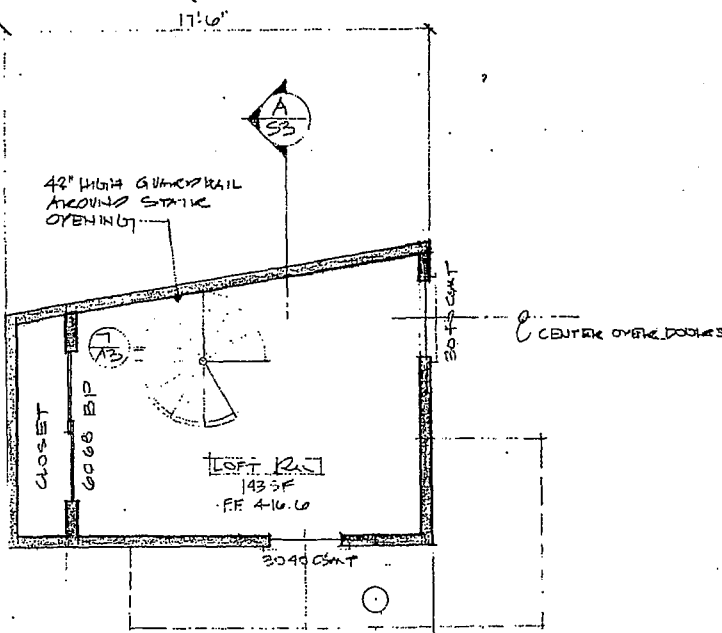
90° ROLL ROOF

WOOD OR ALUM.
WINDOWS

BD & BATT
SINKING OR
EQUAL

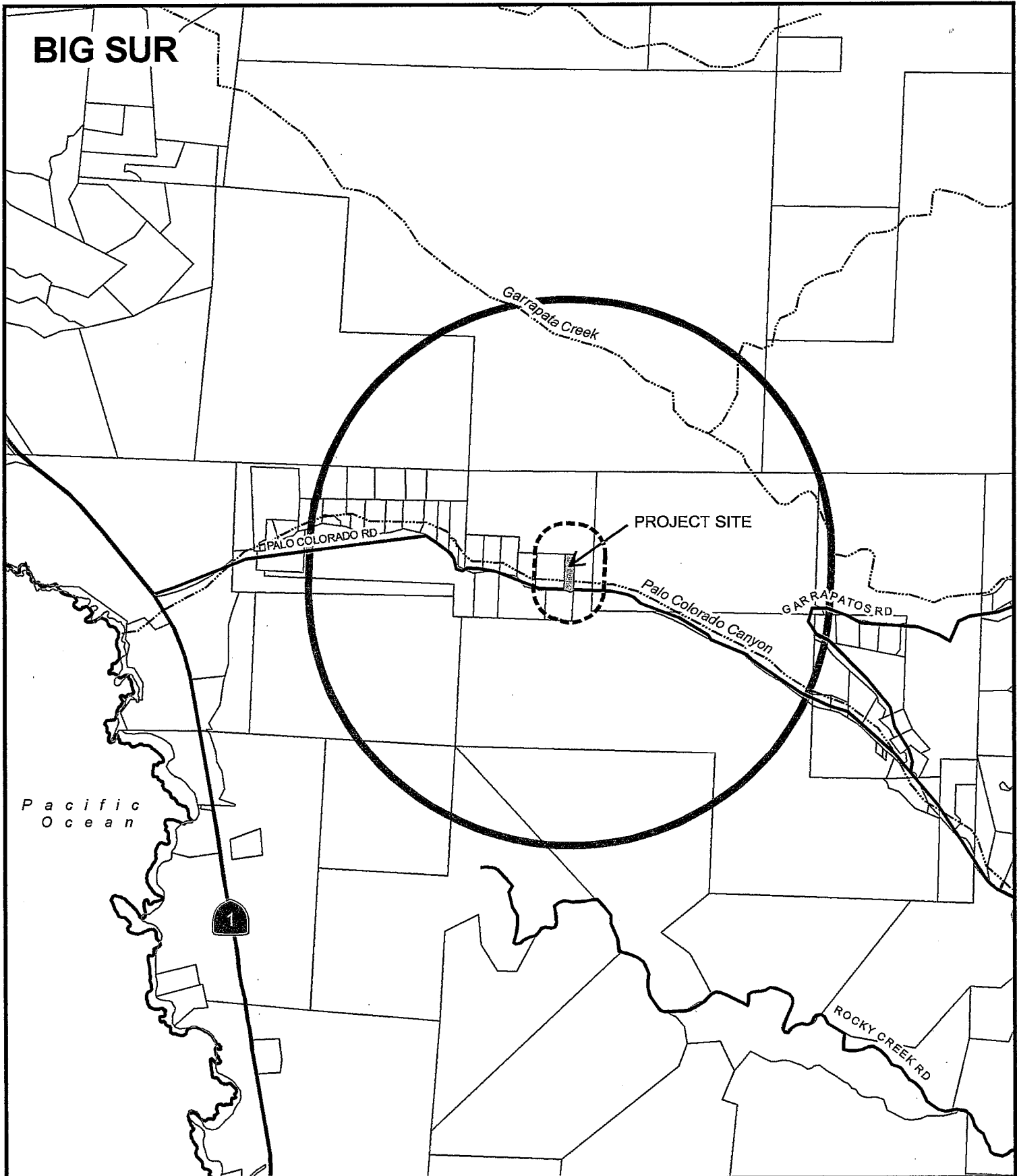


SOUTH ELEVATION 1/4" = 1'-0"



WALL LEGEND (E) WALLS

BIG SUR



APPLICANT: HYLES

APN: 418-031-022-000

FILE # PLN090221

 300' Limit  2500' Limit  City Limits

