

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 9, 2009 Time: 9:00 A.M		Agenda Item No.: 1	
Project Description: Combined Development Permit consisting of: 1) A Coastal Administrative Permit to allow the demolition of an existing 2,900 square foot single family dwelling with an attached carport, the construction of a 5,889 square foot two-story single family dwelling with a 1,814 square foot habitable basement, an attached 822 square foot basement garage and grading of approximately 880 cubic yards of cut and 512 cubic yards of fill; 2) A Coastal Development Permit to allow the construction of a 472 square foot detached Caretaker Unit; and 3) Design Approval.			
Project Location: 1451 Riata Road, Pebble Beach		APN: 008-331-020-000	
Planning File Number: PLN090227		Owner: Carl and Marina Meyer Agent: Anatoly Ostretsov	
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes	
Zoning Designation: : “LDR/1.5-D(CZ)” [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]			
CEQA Action: Categorically Exempt per Section 15301(l), 15303(a) and 15304			
Department: RMA - Planning Department			

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempt this project per sections 15301(l), 15303(a) and 15304 of the CEQA Guidelines.
- 2) Approve PLN090227, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

PROJECT OVERVIEW:

The Meyer property is located on a .84 acre lot in the Del Monte Forest Coastal Zone off of Riata Road. The project entails the demolition of an existing 2,900 square foot single family dwelling and the construction of a 5,889 square foot two-story, new, single family dwelling with a 1,814 square foot basement, an 822 square foot basement garage, and a 472 square foot Caretaker Unit. The existing dwelling sits on a terraced portion of a steep lot, with the driveway following a direct path up the hill to the parking pad. The new project would demolish this structure and build a new residence with a similar orientation on the existing flat portions of the lot. The proposed Caretaker Unit will be constructed on an existing flat pad in front of and below the new residence, with the roof of the Caretaker Unit also serving as part of the front terrace.

The project site is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will bring the property into compliance with the Pescadero Watershed standards. The project will reduce the amount of impervious coverage from 7,757 square feet to 3,286 square feet and will increase the structural coverage from 2,319 square feet to 4,282 square feet, with an overall net reduction of 2,508 square feet of total coverage. Policy Number 1 of the Del Monte Forest LUP requires that new development be designed to conform to topography and that new driveways provide “direct access” and be of “minimal length.” The existing driveway which has a slope of 25%, runs directly up the eastern property line from Riata Road to the residence and is constructed on fill. The applicant proposes to relocate the driveway approximately 60 feet to the northwest to allow for better sight distance from the entrance to the lot and to reduce the slope of the driveway from 25% to 17%. The proposed new driveway will run across the slope to connect with the existing alignment along the eastern property line, terminating at the entrance to the basement garage. The existing driveway and associated fill will be removed and the terminus of the new driveway will be at the same level as the entrance to the basement garage.

In addition, the property is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C) as visible from Point Lobos; however, due to the distance from Point Lobos and existing tree screening, the project site is not visible from Point Lobos.

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

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire)
- √ Parks Department
- √ California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by Public Works, Water Resources Agency and Pebble Beach Community Services District (Fire) have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was referred to the Del Monte Forest Land Use Advisory Committee on October 1, 2009. The project was recommended for approval with a recommendation that the height of the structure be reduced by one foot by a vote of 5-0. The applicant has reduced the height of the structure by the recommended one foot.

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

/S/ Delinda G. Robinson

Delinda G. Robinson, Senior Planner
(831) 755-5198; robinsond@co.monterey.ca.us
November 16, 2009

cc: Front Counter Copy; Planning Commissioners; Pebble Beach Community Services District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Carl and Marina Meyer, Owners; Anatoly Ostretsov, Agent; Jean Alvord; Planning File PLN090227

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 1. Conditions of Approval
 2. Site Plan, Floor Plan and Elevations,
 Exhibit C Vicinity Map
 Exhibit D Del Monte Forest Land Use Advisory Committee Minutes

This report was reviewed by Laura Lawrence, Planning Services Manager

EXHIBIT A

Project Information for PLN090227

Project Title: MEYER CARL & MARINA

Location:	1451 RIATA RD PEBBLE BEACH	Primary APN:	008-331-020-000
Applicable Plan:	Del Monte Forest Land Use Plan	Coastal Zone:	Yes
Permit Type:	Combined Development Permit	Zoning:	LDR/1.5-D(CZ)
Environmental Status:	Exempt	Plan Designation:	RES, 1.5 AC/UNIT
Advisory Committee:	Del Monte Forest	Final Action Deadline (884):	12/13/2009

Project Site Data:

Lot Size:	36,402	Coverage Allowed:	15%
Existing Structures (sf):	2,319	Coverage Proposed:	11.76%
Proposed Structures (sf):	6,361	Height Allowed:	30'
Total Sq. Ft.:	6,361	Height Proposed:	28'-9"
		FAR Allowed:	17.5
		FAR Proposed:	17.5

Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	MODERATE
Biological Report #:	LIB090404	Soils Report #:	LIB090403
Forest Management Rpt. #:	LIB090405		
Archaeological Sensitivity Zone:	HIGH	Geologic Hazard Zone:	I
Archaeological Report #:	LIB090402	Geologic Report #:	N/A
		Traffic Report #:	N/A
Fire Hazard Zone:	VERY HIGH		

Other Information:

Water Source:	PUBLIC	Sewage Disposal (method):	SEWER
Water Dist/Co:	CAL AM	Sewer District Name:	PBCSD
Fire District:	PEBBLE BEACH CSD	Grading (cubic yds.):	1,392.0
Tree Removal:	NONE		

Date Printed: 11/16/2009

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

MEYER (PLN090227)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

1) Categorically exempts this project per sections
15301(l), 15303(a) and 15304 of the CEQA
Guidelines

2) Approving:

Combined Development Permit consisting of: 1) A
Coastal Administrative Permit to allow the
demolition of an existing 2,900 square foot single
family dwelling with an attached carport, the
construction of a 5,889 square foot two-story single
family dwelling with a 1,814 square foot habitable
basement, an attached 822 square foot basement
garage and grading of approximately 880 cubic yards
of cut and 512 cubic yards of fill; 2) A Coastal
Development Permit to allow the construction of a
472 square foot detached Caretaker Unit; and 3)
Design Approval. The property is located at 1451
Riata Road, Pebble Beach (Assessor's Parcel
Number 008-331-020-000), west of Cortez Road, Del
Monte Forest Area, Coastal Zone.

The Meyer application (PLN090227) came on for public hearing before the Monterey County Planning Commission on December 9, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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,
- Del Monte Forest Land Use Plan,
- Coastal Implementation Plan (Part 5),
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies

- with the text, policies, and regulations in these documents.
- b) The property is located at 1451 Riata Road, Pebble Beach (Assessor's Parcel Number 008-331-020-000) Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 acres per unit, Design Control Overlay in the Coastal Zone ("LDR/1.5-D(CZ)"), which allows the demolition and construction of a residence as a principal use allowed subject to the approval of a discretionary permit and the construction of a caretaker unit as a conditional use subject to the approval of a discretionary permit. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted site inspections on July 21, 2009, September 4, 2009, October 9, 2009 and October 15, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Visual Resources: The project is located in the area identified on the Del Monte Forest Land Use Plan (LUP) Visual Resources Map (Figure 2C of the LUP) as visible from the Point Lobos State Reserve across Carmel Bay. The policies of the Del Monte Forest LUP direct that placement and design of new development not adversely impact the visual integrity of the area. The project was staked and flagged with orange construction netting for evaluation of the visual impact from Point Lobos. Staff conducted site visits on October 2, 2009 and October 15, 2009 to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos due to distance and existing tree screening.
 - e) Cultural Resources: The project is located in a high archaeological sensitivity area. An archaeological report prepared for the project by Archaeological Consulting dated September 2, 2009 (LIB090402) concluded that there was no surface evidence of potentially significant resources at the site and that the project should not be delayed for archaeological reasons. Condition number 4 has been included to ensure that previously unidentified resources are not impacted if they are discovered during construction.
 - f) LUAC: The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On October 1, 2009, the Del Monte Forest LUAC recommended approval of the Combined Development Permit (PLN090227) by a vote of 5-0 with the recommendation that the height of the building be reduced by one foot. The project has been revised to incorporate the recommended reduction in height.
 - g) Pescadero Watershed: The project is located within the Pescadero Watershed, which limits structural coverage to 5,000 square feet and impervious coverage to 4,000 square feet (Section 20.147.030, CIP, Part 5). The project, as proposed, will reduce the amount of impervious coverage from 7,757 square feet to 3,286 square feet and will increase the structural coverage from 2,319 square feet to 4,282 square feet.
 - h) Development Standards: The project complies with all of the applicable development standards of Section 20.14.060 of Title 20 including height, setbacks, lot coverage and floor area ratio.
 - i) Caretaker Unit: The proposed detached caretaker unit complies with all of the applicable requirements of Section 20.64.030(C) of Title 20 and

is in conformance with the policies of the Del Monte Forest LUP, specifically policy 78a, which encourages “the use of caretakers accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees”.

- j) Driveway: Policy number 1 of the Del Monte Forest LUP requires that new development be designed to conform to topography and that new driveways provide “direct access” and be of “minimal length.” The slope between Riata Road and the residence averages 25%. The existing driveway runs directly up the eastern property line from Riata Road to the residence and is constructed on fill. The proposed new driveway will enter the site near the center of the property line on Riata Road to allow for improved sight distance and will run across the slope to connect with the existing alignment along the eastern property line, terminating at the entrance to the basement garage. The existing driveway and associated fill will be removed and the terminus of the new driveway will be at the same level as the entrance to the basement garage. The proposed new alignment of the driveway will allow the slope of the driveway to be reduced from 25% to 17%.
- k) 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 PLN090227.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), 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, historical resources and slope stability. Technical reports by outside biological, archaeological, historical, arborist and geotechnical consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Preliminary Archaeological Reconnaissance of Assessor’s Parcel 008-331-020, Pebble Beach, Monterey County, California” (LIB090402) prepared by Mary Doane and Gary Breschini, Salinas, CA, September 2, 2009.
 - “Meyer Residence Tree Assessment” (LIB090405) prepared by Frank Ono, Pacific Grove, CA, August 31, 2009.
 - “Biological Survey of the Meyer Property” (LIB090404) prepared by Ed Mercurio, Salinas, CA, August 21, 2009.
 - “Phase I Historic Review” (LIB090439) prepared by Kent Seavey, Pacific Grove, CA, October 12, 2009.

- “Geotechnical Report for the Proposed Meyer Residence” (LIB090403) prepared by Grice Engineering and Geology Inc., Salinas, CA, September 10, 2009.
- c) The archaeological report prepared for the project finds that no surface evidence of potentially significant archaeological resources was observed on the property. Condition Number 4 had been added to require that work be stopped and an archaeologist be contacted to evaluate the find should any resources be discovered during construction.
- d) No trees are proposed for removal. Condition Number 9 has been added to require protection of the trees located in close proximity to the construction. Condition Number 10 requires that the recommendations contained in the Tree Assessment prepared for the project be followed.
- e) No sensitive plants or animals were found during the biological survey of the property done by Ed Mercurio. The biological report finds that because the proposed development will primarily be located within the footprint of the existing residence, that it is highly unlikely that any sensitive plants or animals will be impacted by the proposed development. Condition Number 11 requires that the landscape plan submitted for the project include the recommendations from the Biological Survey and the Tree Assessment.
- f) The residence to be demolished was built in 1959. The Phase I Historic Review (LIB090439) prepared for the project found that the residence does not meet the necessary criterion for inclusion in the California Register or the Monterey County Register of Historic Resources.
- g) The geotechnical report prepared for the project finds that no landslides are located above or below the building area, that the area is generally not susceptible to slope failure and that the soils on the property are suitable for the proposed construction, providing the recommendations in the report are followed. Condition number 7 requires verification that all improvements have been constructed in accordance with the recommendations in the geotechnical report.
- h) Staff conducted a site inspection on July 21, 2009, September 4, 2009 and October 9, 2009 to verify that the site is suitable for this use.
- i) 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 PLN090227.

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 RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Division, 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) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. The property is served by a public water system (Cal Am) and a public sewer system (Pebble Beach Community Services District), both of whom have provided letters stating that they can and will serve this project. The Monterey Peninsula Water Management District Residential Water Release Form and Water Permit Application submitted by the applicant and on file in PLN090227. The Environmental Health Division reviewed the project and did not impose any conditions for project approval.
- c) The proposed project will result in an increase of 19.7 fixture units (.197 acre feet of water). The applicant has submitted a copy of a Water Use Permit issued by the Monterey Peninsula Water Management District evidencing the dedication of .2 acre feet of potable water per year for the benefit of the subject property.
- d) Preceding findings and supporting evidence for PLN090227.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on July 21, 2009, October 9, 2009 and October 15, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090227.

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(l) categorically exempts the demolition and removal of one single family dwelling.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of a single-family residence or a second dwelling unit in a residential zone.
 - c) California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor alterations to land.
 - d) No adverse environmental effects were identified during staff review of the development application during site visits on July 21, 2009, September 4, 2009, October 9, 2009 and October 15, 2009.
 - e) See preceding and following findings 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 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest 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 PLN090227.
 - e) The project planner conducted site inspections on July 21, 2009, September 4, 2009, October 9, 2009 and October 15, 2009.

7. **FINDING:** **CARETAKER UNIT**– The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (*Finding 3*)
 - b) All zoning violation abatement costs, if any, have been paid. (*Finding 4*)
 - c) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The maximum allowed size of a detached caretaker unit is 850 square feet and the maximum allowed height is 15 feet. The proposed caretaker unit will be 10 feet tall and 472 square feet.
 - d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. (*Finding 3*)
 - e) 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 PLN090227.
 - f) Letter of justification for a caretaker unit dated September 11, 2009 found in Project File PLN090227.
 - g) Caretaker Units are subject to the overall buildout in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan. Staff has determined that adequate density exists in the Del Monte Forest area based on staff’s review of number of units allowed until buildout.

8. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).
- EVIDENCE:** a) The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest Coastal Implementation Plan – Part 5, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
- b) The existing 2,900 square foot two-story residence with a total structural coverage of 2,319 square feet will be demolished and replaced with a new residence and caretaker unit with a total structural coverage of 4,282 square feet. The existing impervious coverage of 7,757 square feet will be reduced to 3,286 square feet.
- c) 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 PLN090227.
9. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- EVIDENCE:** a) The project includes application for development within an area that is visible from Point Lobos across Carmel Bay per the Visual Sensitivity Map (Figure 2C) in the Del Monte Forest Land Use Plan. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), the project was staked and flagged with orange netting to allow for a determination whether the project will have an adverse effect on the visual integrity of the area..
- b) Policies 51, 55 and 56 of the Del Monte Forest Coastal Implementation Plan require that areas within visually prominent settings identified on the Land Use Plan Visual Resources Map (Figure 2C), when proposed for development, should be developed so that the buildings are situated to allow the highest potential for screening from views of the development.
- c) The project planner conducted site visits on October 2, 2009 and October 15, 2009 to assess the potential viewshed impacts of the project from the Point Lobos State Reserve. Staff attempted to identify the orange netting both with binoculars and the naked eye from Whaler’s Cove and the North Shore Trail but the existing trees on the parcel screen the existing residence and the orange netting from view. Based on the site visit, the existing and proposed structures are not and will not be visible from Point Lobos due to distance and existing tree screening.
- d) The total height of the proposed residence has been reduced by one foot at the recommendation of the Del Monte Forest Land Use Advisory Committee. Therefore, the residence will be less visible from Point Lobos than the staking.

- e) The colors of the proposed residence will consist of earth tones which, when viewed from Point Lobos, will blend in with the background.
- f) The project as proposed and conditioned is consistent with policies of the Del Monte Forest Land Use Plan dealing with visual resources and will have no significant impact on the viewshed as seen from Point Lobos.
- g) 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 PLN090227.

10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance. (Board of Supervisors)
 - b) Section 20.86.080.A.1 and 20.86.080.A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because the project is located between the sea and the first through public road paralleling the sea and because the Caretaker Unit is permitted in the underlying zone as a conditional use

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Categorically exempt PLN090227 per CEQA Guidelines Sections 15301(l), 15303(a) and 15304.
- B. Approve Combined Development Permit PLN090227, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of December, 2009 upon motion of **xxxx**, seconded by **xxxx**, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>MEYER</u> File No: <u>PLN090227</u> APNs: <u>008-331-020-000</u> Approved by: <u>Planning Commission</u> Date: <u>December 9, 2009</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.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Agency</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>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN090227) allows 1) A Coastal Administrative Permit to allow the demolition of an existing 2,900 square foot single family dwelling with an attached carport, the construction of a 5,889 square foot two-story single family dwelling with a 1,814 square foot habitable basement, an attached 822 square foot basement garage and grading of approximately 880 cubic yards of cut and 512 cubic	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.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Agency</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>
		yards of fill; 2) A Coastal Development Permit to allow the construction of a 472 square foot detached Caretaker Unit; and 3) Design Approval. The property is located at 1451 Riata Road, Pebble Beach (Assessor's Parcel Number 008-331-020-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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)	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.	WRA RMA - Planning		
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-331-020-000 on December 9, 2009 . The permit was granted subject to 27 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)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA-Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 4 (four) years, to expire on December 9, 2013 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	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.	Owner/ Applicant	As stated in the conditions of approval	

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4.		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)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
5.		PD005a – NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 days of project approval.	
6.		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	
7.		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)	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	

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8.		<p>PD010 - EROSION CONTROL PLAN AND SCHEDULE</p> <p>The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA – Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)</p>	<p>An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	
			<p>Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department</p>	Owner/ Applicant	Prior to final inspection	
9.		<p>PD011 – TREE AND ROOT PROTECTION</p> <p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p>	Owner/ Applicant	Prior to the issuance of grading and/or building permits	
			<p>Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	Owner/ Applicant/ Arborist	During Construction	

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		any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit photos of the trees on the property to the RMA – Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
10.		NON-STANDARD CONDITION TREE PROTECTION All of the recommendations for tree protection contained in the tree assessment prepared for the project by Frank Ono dated August 31, 2009 (LIB090405) shall be followed, including but not limited to: 1. All construction managers, heavy equipment operators and tree service operators or vegetation managers will be trained in tree protection procedures prior to the start of construction. Training shall be conducted by a qualified arborist or forester. 2. All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting through major roots.	Submit copy of contract for with a qualified arborist or forester to provide the required training and monitoring services to the RMA-Planning Department prior to issuance of Grading or Building Permits.	Owner/ Applicant	Prior to Issuance of Building or Grading Permits	
			After construction is complete, submit report from qualified arborist documenting that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
11.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan and Biological Survey.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	

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		<p>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, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan 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 RMA - Planning Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)</p>	<p>Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “<u>Residential</u> Water Release Form and Water Permit Application” to the Monterey Peninsula Water Management District for review and approval.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to issuance of Building Permits</p>	
			<p>Submit an approved water permit from the MPWMD to the RMA – Building Permit</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor</p>	<p>Prior to issuance of Building Permits</p>	
			<p>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 RMA - Planning Department.</p>	<p>Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect</p>	<p>Prior to Occupancy</p>	

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12.		<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (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	Prior to Occupancy / Ongoing	
13.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		<ul style="list-style-type: none"> • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit 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 caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. (RMA – Planning Department) 	Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to occupancy or commencement of use	
14.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
15.		PD041 – HEIGHT VERIFICATION The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide	1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection	Owner/ Applicant	Prior to the issuance of grading or building permits	

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		evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)	2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant	Prior to the foundation pre-pour inspection	
			3) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.	Owner/ Applicant/ Engineer	Prior to the final inspection	
16.		PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor /Owner/ Applicant	Prior to the issuance of a demolition permit	

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		<p>demolition and the debris reduction process;</p> <p>2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;</p> <p>3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.</p> <p>All Air District standards shall be enforced by the Air District. (RMA – Planning Department)</p>	Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor /Owner/ Applicant/ Air District	During demolition	
RMA – Public Works Department						
17.		<p>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</p> <p>Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)</p>	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
Monterey County Water Resources Agency						
18.		<p>WR3 - DRAINAGE PLAN - RETENTION</p> <p>The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	

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19.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
20.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
21.		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 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	

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Fire Agency PEBBLE BEACH COMMUNITY SERVICES DISTRICT						
22.		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Pebble Beach Community Services District)	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 for each phase of development.	Applicant or owner	Prior to final building inspection	
23.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All	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.	

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		driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
24.		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 installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)	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.	

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25.		<p>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. (Pebble Beach Community Services District)</p>	<p>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
26.		<p>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).</p>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

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		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. (Pebble Beach Community Services District)	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	
27.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	<i>Applicant or owner</i>	Prior to issuance of building permit.	

END OF CONDITIONS

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