

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: 27 April, 2006.		Agenda Item 3	
Project Description: Combined Development Permit consisting of a Coastal Development Permit and Design Approval to construct a new 810 square foot caretaker's unit and Coastal Development permit to remove three Monterey pines (one living, two dead). Minimal cut and fill is required (15 cu. yds. cut/ 15 cu. yds. fill).			
Project Location: 1407 Lisbon Lane, Pebble Beach			
Planning Number: PLN050405		Name: Parkman	
Plan Area: Pebble Beach, Coastal Zone		Flagged and Staked: YES	
Zoning Designation: LDR/1.5D (CZ)			
CEQA Action: Exempt			
Department: Planning and Building Inspection			

RECOMMENDATION:

Approve Amendment based on Findings and Evidence (**Exhibit A**) and subject to proposed conditions (**Exhibit B**)

PROJECT ISSUES: Project has been modified to minimize tree removal (one 17" dia. Monterey pine); project has been conditioned to protect existing trees in and around the construction area. Staff's review determined that the project would not have significant viewshed or environmental impacts related to the above-stated issues, and is consistent with the policies for the Del Monte Forest Land Use Plan. The project qualifies for a Categorical Exemption under CEQA pursuant to Section 15301(1). No issue remains unresolved for this project.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Fire Protection District

All have reviewed this project. The eleven (11) recommend conditions (Exhibit "B").

Note: The decision on this project is appealable to the Planning Commission.

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Attachments:	Exhibit A	Recommended Findings and Evidence
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Vicinity Map
	Exhibit D	Project Plans

cc: Zoning Administrator, Agent, Jeff Main, Applicant, File

EXHIBIT A
RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The Parkman Combined Development Permit and Design Approval (PLN050405), as described in Condition #1, and as conditioned, is consistent with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Del Monte Forest Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and Part 1 of the Coastal Implementation Plan (Title 20 Zoning Ordinance).

EVIDENCE: (a) The application and plans submitted for the Combined Development Permit and Design Approval in project file PLN050405 at the Monterey County Planning and Building Inspection Department.

(b) The property is located at 1407 Lisbon Lane, Pebble Beach, Del Monte Forest area in the Coastal Zone. The parcel is zoned “LDR/1.5-D (CZ)” (Low Density Residential, 1.5 acres per unit, Design Control in the Coastal Zone). The proposed caretaker unit meets the site development standards for the LDR Zoning District and are allowed uses pursuant to § 20.14.050.I. The caretaker unit meets the development standards of § 20.64.030, including overall build out in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan.

(c) The proposed caretaker unit complies with all of the applicable requirements of Section 20.64.030.C and will be served by adequate sewage disposal and water supply facilities.

(d) The applicant provided the Monterey County Planning and Building Inspection Department with a Design Approval Request, drawings, and a statement of materials and colors to be used.

(e) The project planner conducted a site visit on December 9, 2005, to verify that the proposed project complies with the LCP. The proposed project, as designed, will not have a significant adverse effect on the public viewshed. Due to the development’s proximity to protected trees, tree protection measures will be required as a condition of approval. No Environmentally Sensitive Habitat exists on the property.

(f) No written request for a public hearing was made and no evidence of public controversy or public opposition as described in Section 20.76.060, Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan) exists.

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

EVIDENCE: (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Coastal Commission, Pebble Beach Community Services District, Monterey County Water Resources Agency, Monterey County Public Works Department, and Monterey County Health Department. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) The project planner conducted a site visit on December 9, 2005 to verify that the site is suitable for this use. The proposed development will be located essentially within the same footprint as the existing development.

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

3. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and public recreation policies of the Coastal Act and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impacts on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access and is not indicated as part of any designated trails or shoreline access. No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(b) Staff site visit on December 9, 2005.

4. **FINDING: CEQA (Exempt)** – The proposed project will not have a significant environmental impact.

EVIDENCE: (a) Section 15301(l) of the CEQA Guidelines categorically exempts the proposed development from environmental review. The proposed demolition of the existing single family residence qualifies for this categorical exemption since it will involve negligible or no expansion of an existing use.
(b) No adverse environmental impacts were identified during staff review of the project application.
(c) There are no unusual circumstances related to the project or property.

5. **FINDING: NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 20.14.020, 20.44.020 and 20.64.030 of the Monterey County Zoning Ordinance. Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

6. **FINDING: PUBLIC NOTICE** – Public notice of the pending Combined Development Permit was provided pursuant to Section 20.76.040, Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan).

EVIDENCE: Materials in the project file.

7. **FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, 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.

EVIDENCE: Preceding findings and supporting evidence.

8. **FINDING: COASTAL DEVELOPMENT REQUIREMENT** – Consistent with Section 20.147.050 of the Carmel LUP Implementation Plan, requests for tree removal, environmental considerations shall include review of forest plant

associations, native soil cover, and aesthetic values, as well as maintenance of the overall health of the stand and it has been determined that the current design and protections proved the greatest long-term protections to the forest resource.

EVIDENCE: (a) Planning staff reviewed the project and requested modifications to minimize tree removal while meeting the applicant's desire for lot placement, aesthetics and structure size.

(b) Due to the development's proximity to protected trees, long-term maintenance, monitoring, tree protection measures, and replanting will be required as a condition of approval.

9. FINDING: APPEALABILITY – The decision on this project is appealable to the Board of Supervisors and the Coastal Commission.

EVIDENCE: (a) Sections 20.86.030 and 20.86.080 of the Monterey County Zoning Ordinance.

(b) The project is located between the sea and the first through public road paralleling the sea.

EXHIBIT “B” Monterey County Planning and Building Inspection Condition Compliance & Mitigation Monitoring and/or Reporting Plan	Project Name: Parkman File No: PLN050405 APN: 008-231-013-000 Approval by: Zoning Administrator Date: 27 April 2005
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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>Impact Addressed, and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Clearing Condition</i>	<i>Timing</i>	<i>Verif- ication of comp- liance</i>
1		PBD029 - SPECIFIC USES ONLY The Parkman Combined Development Permit (PLN050405) consists of: Combined Development Permit consisting of a Coastal Development Permit and Design Approval to construct a new 810 square foot caretaker's unit and coastal development permit to remove three Monterey pines (one living, two dead). Minimal cut and fill is required (15 cu. yds. cut/ 15 cu. yds. fill). The project is located at 1407 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-013-000), Del Monte Forest, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: A permit (Resolution 050405) was approved by the Zoning Administrator for Assessor's Parcel Number 008-231-013-000 on 27 April 2006. The permit was granted subject to eleven (11) conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits or start of use	
3		PBD006 - DEED RESTRICTION – CARETAKER UNIT Prior to the issuance of permits for caretaker unit construction, or for use of an existing structure as a caretaker unit, the applicant shall record a deed restriction stating the regulations applicable to the caretaker unit as described in Section 20.64.030.C. (Planning and Building Inspection)	Submittal of approved and recorded deed restriction to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
4		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits	

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5		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	
6		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	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of grading and building permits Prior to final building inspection	

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		curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All 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)				
7		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	1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. 2) Applicant shall schedule fire dept. clearance inspection.	Owner/ Applicant	Prior to issuance of building permit Prior to final building inspection	

Permit Cond. Number	Mitig. Number	Impact Addressed, 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 Clearing Condition	Timing	Verification of compliance
		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)				
8		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)	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 incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
9		PBD – TREE MONITORING (NON-STANDARD) The health and condition of trees near and around the proposed construction will be monitored by a County-approved forester or arborist on a quinquennial basis. The forester/arborist shall provide written direction and the applicant shall implement measures to maintain the long-term health of surrounding trees to include trimming to avoid trees from becoming a hazard, and appropriate soil and irrigation treatments. The owner is required to maintain these trees in good condition and avoid any construction related impacts. If impacts occur the applicant	Submit tree maintenance measures to Director for review. Submit monitoring evidence during all phases of construction and especially during excavation for foundation and certification that tree roots have not been damaged; thereafter every five years. Evidence shall be provided in the form of photos and a letter from a County-approved forester or arborist	Applicant or owner/ Cert. by Arborist/ Forester	Prior to final for const./measures Every five years after date of completion	

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		shall repair damaged trees or provide certified evidence that trees will need to be replaced. (Planning and Building Inspection)	to PBI for review and approval.			
10		PBD – TREE MITIGATION (NON-STANDARD) The applicant shall arrange for tree replacement planting (at a three to one ratio) to be monitored for establishment success one year after project completion consistent with recommendations from the Forestry Report. Establishment success shall be 100 percent. If tree replacement planting is not successful, the applicant shall arrange for additional tree planting and follow up monitoring to occur. Said monitoring shall be demonstrated in the form of photos and a letter from a County-approved forester or arborist. (Planning and Building Inspection)	Submit mitigation evidence in the form of photos and a letter from a County-approved forester or arborist to PBI for review and approval.	Applicant or owner	One year after project completion	
11		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)	Applicant shall enumerate as “Fire Dept. Notes” on plans. Applicant shall schedule fire dept. rough sprinkler inspection. Applicant shall schedule fire dept. final sprinkler inspection.	Applicant or owner	Prior to issuance of building permit Prior to framing inspection Prior to final building inspection	

