

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 24, 2014 Time: 9:20 A.M.		Agenda Item No.: 4
Project Description: A Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition (approximately 390 square feet of the existing residence will remain) of a 2,664 square-foot, two-story, single-family residence and the subsequent construction of a 5,881 square-foot, multi-level, single-family residence and associated site improvements; a 2) a Variance to allow a floor-area-ratio (FAR) of 20%, exceeding the LDR/1.5-D Zoning District's maximum FAR of 17.5%; 3) a Design approval of the proposed project. The subject property is in the Low-Density Residential (LDR)/1.5-D Zoning District and is located at 1688 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Area Plan, Coastal Zone.		
Project Location: 1688 Crespi Lane, Pebble Beach		APN: 008-392-004-000
Planning File Number: PLN120357		Owner: Charles DeWitt Trust Applicant/Agent:: Chris Adamski
Planning Area: Del Monte Forest Area Plan		Flagged and staked: Yes
Zoning Designation: : LDR/1.5-D-CZ[Low Density Residential; 1.5-acre minimum lot size, with Design overlay; Coastal Zone]		
CEQA Action: Categorically Exempt per Section 15303 (a) of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a); and
- 2) Approve the Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

Background

The project site is located at 1688 Crespi Lane, Pebble Beach in a low-density, single-family residential area. The irregularly-shaped (the five-sided parcel has only a 50-foot wide frontage), 0.73-acre property is presently developed with a 2,664 square-foot, two-story home set well back from Crespi Lane and a 460 square-foot, detached garage adjacent to the street frontage. As part of the project, the existing residence will be largely demolished, only approximately 390 square feet of the existing home will be retained; the detached garage, however, will remain intact. The neighboring properties, immediately northwest and southeast of 1688 Crespi Lane are developed with similarly-scaled single-family residences or larger estate-scale homes, as are the properties located throughout the neighborhood. The rear property line of 1688 Crespi Lane abuts 17 Mile Drive, immediately to the southwest, with the Pebble Beach Country Club and the coastline just beyond. The principal difference between the 1688 Crespi Lane property and the other residential properties located throughout the surrounding neighborhood, all of which are zoned Low-Density Residential (LDR) with a 1.5-acre minimum lot size, is that the subject property, at 0.73 acres, is notably smaller and is sub-standard as to lot area.

As stated, above, the subject Combined Development Permit proposes the demolition of the majority of the existing residence and the construction of a new, three-level, 5,881 square-foot residence, including a two-car attached garage, on the site. The proposed free-from footprint of the new residence is over twice the floor area of the existing two-story residence but still maintains a significant setback (approximately 85 feet) from the Crespi Lane right-of-way and places the tallest-appearing building elements, due to the site's gradual downward slope toward 17 Mile Drive, at the rear of the property, minimizing the home's visibility and massing from its street level frontage. The proposed architectural design features classic Mediterranean-Mission style massing, materials, finishes and colors, compatible with the more recent residences constructed in the neighborhood.

Analysis

The major issue regarding the proposed residence is that its floor-area-ratio (FAR) exceeds the LDR/1.5 Zoning District maximum FAR of 17.5%. As designed, the combined square footage of the proposed new residence and that of the existing detached garage, which will be retained as part of the project, is 6,341 square feet, equating to an FAR of 20%; therefore, approval of a Variance allowing a FAR in excess of 17.5% is necessary in order to build the project as designed. As stated, the 1688 Crespi Lane property, at 0.73 acres, is sub-standard in area per the LDR/1.5 Zoning District; considerably so given that it is less than half the minimum lot area required. This factor, combined with the lot's irregular, five-sided shape and narrow frontage create special circumstances that physically constrain the development of the site relative to the larger (typically 1.5 acres or more), generally rectangular-shaped properties that characterize this portion of Pebble Beach and are similarly zoned LDR/1.5.

In order to grant a Variance, Section 20.78.040 of the Monterey County Zoning Ordinance states:

Variances from the terms of this Title [Title 20, Coastal] shall only be granted based upon the following findings:

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and*
- B. That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.*

In terms of special circumstances applicable to the 1688 Crespi Lane property, its much smaller area, irregular-shape and narrow frontage distinguish it from other properties in the vicinity, also zoned LDR/1.5, and deprives the owner from developing a residence of a scale that others in the vicinity are able to realize without the need for a Variance from development standards, such as FAR. Also, not specifically related to the required Variance findings for this project, but of relevance regarding the relationship between lot area and maximum FAR, Title 20 of the Zoning Ordinance, specifically related to the Del Monte Forest, includes a LDR/1 Zoning District, which allows a minimum lot size of one acre, as opposed to the 1.5-acre minimum of the LDR/1.5 Zoning District in which 1688 Crespi Lane is located.

In the LDR/1 Zoning District the allowable maximum FAR is 20%, establishing a relationship that where a LDR-zoned lot is smaller in area the FAR may be proportionally greater. Given that the lot in question, at 0.73 acres, is less than one acre in area, it provides a further rationale for approval of the Variance.

Additionally, in the particular circumstances of this project, the property owner, Charles DeWitt, and his architect, Tom Meaney, have worked closely with County Planning staff since November 2012 to arrive at a design that minimizes site impacts and the extent of the Variance that would be necessary to realize the proposed residential project. When the project was initially submitted the total square footage proposed was 7,260 square feet, or an FAR of 22.9%. Since then, the owner and his architect have submitted three revised plans, each iteration lessening the proposed square footage and reducing the scale of the proposed new residence. As currently designed, the proposed 5,881 square-foot, new residence meets the property owners goals of design and functionality, complements the surrounding neighborhood and Pebble Beach area, preserves all of the mature Coast Live Oak trees on the site and reduces the site's impervious surface coverage (currently, much of the property's front setback is overlaid with asphalt paving to accommodate vehicular access and parking) from approximately 10,779 square feet to 8,995 square feet, consistent with Pescadero Watershed requirements for residential development. For these reasons staff recommends approval of the project, as proposed.


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

- RMA - Public Works Department
- Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District - Fire
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Water Resources Agency and the Pebble Beach Community Services District have been incorporated into the Condition of Approval attached to the draft resolution (**Exhibit B**).

The Del Monte Forest Land Use Advisory Committee (LUAC) reviewed the subject project, as proposed, at its regularly scheduled meeting on April 17, 2014. The LUAC recommended unanimous approval (7-0) of the project.

Note: The decision on this project may be appealed to the Board of Supervisors.



Luke Connolly, AICP, Management Specialist
(831) 755-5173, connollylt@co.monterey.ca.us
April 21, 2014

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; Luke Connolly, Planning Services Manager; Charles DeWitt, Owner; Tom Meaney Architect/Agent; The Open Monterey Project; LandWatch; Planning File PLN120357

DeWitt (PLN120357)
Zoning Administrator Staff Report, April 21, 2014

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Draft Resolution, including:
		• Conditions of Approval
		• Site Plan, Floor Plan and Elevations, Parcel Map,
	Exhibit C	Vicinity Map

This report was prepared and reviewed by Luke Connolly, AICP, Management Specialist.

EXHIBIT A

Project Information for PLN120357

Application Name:	De Witt Charles B Tr		
Location:	1688 Crespi Ln, Pebble Beach		
Applicable Plan:	Del Monte Forest LUP	Primary APN:	008-392-004-000
Advisory Committee:	Del Monte Forest Advisory Committee	Coastal Zone:	Yes
Permit Type:	Coastal Development Permit	Final Action Deadline (884):	12/30/1899
Environmental Status:	To Be Determined		
Zoning:	LDR/1.5-D(CZ)	Land Use Designation:	Residential - Density as indicated

Project Site Data:

Lot Size:	31703	Coverage Allowed:	15%
Existing Structures (sf):	3124	Coverage Proposed:	13.9%
Proposed Structures (sf):	6341	Height Allowed:	30
Total Sq. Ft.:	6341	Height Proposed:	30
Special Setbacks on Parcel:		FAR Allowed:	17.5%
		FAR Proposed:	20%

Resource Zones and Reports:

Seismic Hazard Zone:	I UNDETERMINED	Soils Report #:	LIB120444
Erosion Hazard Zone:	Moderate	Biological Report #:	
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	LIB120446
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	
Archaeological Sensitivity:	high	Archaeological Report #:	LIB120442
Visual Sensitivity:	Sensitive	Traffic Report #:	

Other Information:

Water Source:	Public	Grading (cubic yds.):	800
Water Purveyor:	California American Water (Cal Am)	Sewage Disposal (method):	Public
Fire District:	Pebble Beach CSD	Sewer District Name:	California American Water (Cal Am)
Tree Removal:	None		

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

CHARLES B. DEWITT RESIDENCE (PLN120357)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a); and
- 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition (approximately 390 square feet of the existing residence will remain) of a 2,664 square-foot, two-story, single-family residence and the subsequent construction of a 5,881 square-foot, multi-level, single-family residence and associated site improvements; a 2) a Variance to allow a floor-area-ratio (FAR) of 20%, exceeding the LDR/1.5-D Zoning District's maximum FAR of 17.5%; 3) a Design approval of the proposed project. The subject property is in the Low-Density Residential (LDR)/1.5-D Zoning District and is located at 1688 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Area Plan, Coastal Zone.

The DeWitt residence application (PLN120357) had a public hearing before the Monterey County Zoning Administrator on April 24, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition (approximately 390 square feet of the existing residence will remain) of a 2,664 square-foot, two-story, single-family residence and the subsequent construction of a 5,881 square-foot, multi-level, single-family residence and associated site improvements; a 2) a Variance to allow a floor-area-ratio (FAR) of 20%, exceeding the LDR/1.5-D Zoning District's maximum FAR of 17.5%; 3) a Design

approval of the proposed project. The subject property is in the Low-Density Residential (LDR)/1.5-D Zoning District and is located at 1688 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Area Plan, Coastal Zone.

EVIDENCE:

The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN120357.

2. **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:

- 1982 Monterey County General Plan;
- Del Monte Forest Area Land Use Plan, Local Coastal Program;
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area;
- 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. A Variance to allow floor-area-ratio (FAR) in excess of the maximum FAR allowed in the LDR/1.5 Zoning District is a part of the subject Combined Development Permit. See item #7, below, for a discussion of Variance findings and evidence.

- b) The property is located at 1688 Crespi Lane (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Area Plan. The parcel is zoned "LDR/1.5-D," which allows the development of single-family dwellings pursuant to the appropriate approvals, specifically, an Administrative Permit. The project, therefore, is consistent with the zoning designation for the property.
- c) The proposed project is consistent with the provisions of Chapter 20.44 (Regulations for Design Control Zoning Districts or "D(CZ)" Districts) of the Zoning Ordinance. Chapter 20.44 applies to areas of Monterey County, including the Del Monte Forest, in which the visual impacts of proposed structures can be adequately mitigated by the regulation of the location, size, configuration, materials and colors, only, of the proposed structures. As designed, the proposed residence at 1688 Crespi Lane minimizes visual impacts through a large front setback (approximately 85 feet from the Crespi Lane right-of-way), a free-form building footprint which breaks up the massing of the residence, and the placement of the most imposing architectural elements at the rear of the of structure. The residence also incorporates classic Mediterranean-Mission style materials and architectural features, including earth-tone colors, which minimizes its visual appearance and complements existing structures in the neighborhood and the surrounding Pebble Beach area.
- d) Site inspection was conducted by staff on March 21, 2013 and the site was determined to be suitable for the proposed project.

The project is located in the Pescadero Watershed and is subject to Section 20.147.A.1(b) of the Del Monte Forest Coastal Implementation Plan, which limits impervious surface coverage for new residential developments to a maximum of 9,000 square feet. The proposed project is consistent with this provision in that it reduces the existing onsite impervious surface coverage from approximately 10,779 square feet to 8,995 square feet.

- e) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on April 17, 2014. In reviewing the project, the LUAC's sole issue related to the request for a Variance to allow a floor-area-ratio (FAR) in excess of the 17.5% maximum FAR of the LDR/1.5 Zoning District. At the LUAC meeting, staff explained that the subject property was of sub-standard size, at 0.73 acres, in relation to neighboring single-family residential lots, similarly zoned LDR/1.5, and that the property had an irregular five-sided shape and narrow frontage which further created special circumstances and constrained the property's development. The LUAC unanimously recommended approval of the project by a 7-0 vote. The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN130236.

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

- EVIDENCE:**
- a) The project was reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District-Fire, Public Works, Environmental Health Bureau, and the Water Resources Agency. There was no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have, accordingly, been incorporated.
 - b) A "Phase One Historic Assessment for 1688 Crespi Lane, Pebble Beach, CA" (LIB120445) was prepared for the project. The report concluded that there are no onsite resources of historic significance.
 - c) A "Property Assessment for Listed Plant Species (LIB120446) and "Tree Protection Recommendations" report (LIB120446) were prepared for the project. These reports did not identify any impacts from the project on flora and fauna resources. Tree protection measures have been incorporated as part of the project's conditions.
 - 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 are found in Project File PLN120357.

4. **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 the RMA - Planning Department, Pebble Beach Community Services District-Fire, Public Works, Environmental Health Bureau, and the Water Resources Agency. The respective 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) Public facilities necessary for the proposed project are available. The project site is located in the Pebble Beach Community Services District, where such services are already established.
 - c) 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 PLN120357.

5. **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 a site inspection on March 21, 2013 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 PLN120357.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified to exist for the proposed project or the project site.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a), categorically exempts the construction of single-family dwellings in residential zoning districts.
 - b) The proposed project entails the partial demolition of an existing single-family residence and the construction of a new single-family residence in the Low-Density Residential (LDR) Zoning District.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project site is located in an established residential neighborhood. The project site is not located along a scenic highway and does not contain hazardous waste or historical resources.
 - d) A "Phase One Historic Assessment for 1688 Crespi Lane, Pebble Beach, CA" (LIB120445) was prepared for the project. The report concluded that there are no onsite resources of historic significance.
 - e) A "Property Assessment for Listed Plant Species (LIB120446) and a

“Tree Protection Recommendations” report (LIB120446) were prepared for the project. These reports did not identify any impacts from the project on flora and fauna resources. Tree protection measures have been incorporated as part of the project’s conditions.

- f) Staff conducted a site inspection on March 21, 2013 to verify that the site is suitable for this use, and concluded that it is.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development are found in Project File PLN120357.
- h) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that related to the project.

7. **FINDING:** **VARIANCE** - Title 20 (Zoning Ordinance) of the Monterey County Code states that Variances may be granted based upon the following findings:

Variances from the terms of this Title [Title 20, Coastal] shall only be granted based upon the following findings:

- 1) That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this Title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
- 2) That the variance not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

- EVIDENCE:**
- a) In terms of special circumstances applicable to the 1688 Crepsi Lane property, its much smaller area, irregular, five-sided shape and narrow frontage distinguish it from other properties in the vicinity, which are also zoned LDR/1.5, and deprives the owner from developing a new residence of a scale that others in the vicinity are able to realize without the need for a Variance from development standards, such as FAR.
 - b) Development of a residence of the scale and area (5,881 square feet of building floor area) proposed by the project does not constitute the granting of a special privilege relative to similarly-zoned properties in the vicinity, many of which are developed with single-family residences larger than that proposed by the project.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 20.86.030 of the Monterey County Zoning Ordinance, Coastal Implementation Plan, Part I states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a);
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the partial demolition (approximately 390 square feet of the existing residence will remain) of a 2,664 square-foot, two-story, single-family residence and the subsequent construction of a 5,881 square-foot, multi-level, single-family residence and associated site improvements; a 2) a Variance to allow a floor-area-ratio (FAR) of 20%, exceeding the LDR/1.5-D Zoning District's maximum FAR of 17.5%; 3) a Design approval of the proposed project.

PASSED AND ADOPTED this 24th day of April, 2014.

Jacqueline R. Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE COUNTY CLERK ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE:

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. Once constructed, should the single-family residence approved through this permit, be demolished, the Variance allowing the property's FAR to exceed the provisions of the LDR/1.5 Zoning District will no longer be in effect.

Monterey County Planning Department

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN120357

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 008-392-004-000 on April 24, 2014. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 Register 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 recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 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 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

6. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

7. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

8. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

9. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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. Responsible Land Use Department: _____ Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

10. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

11. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

12. FIRE030 – GENERATOR (NON-STANDARD CONDITION)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: 1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

13. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

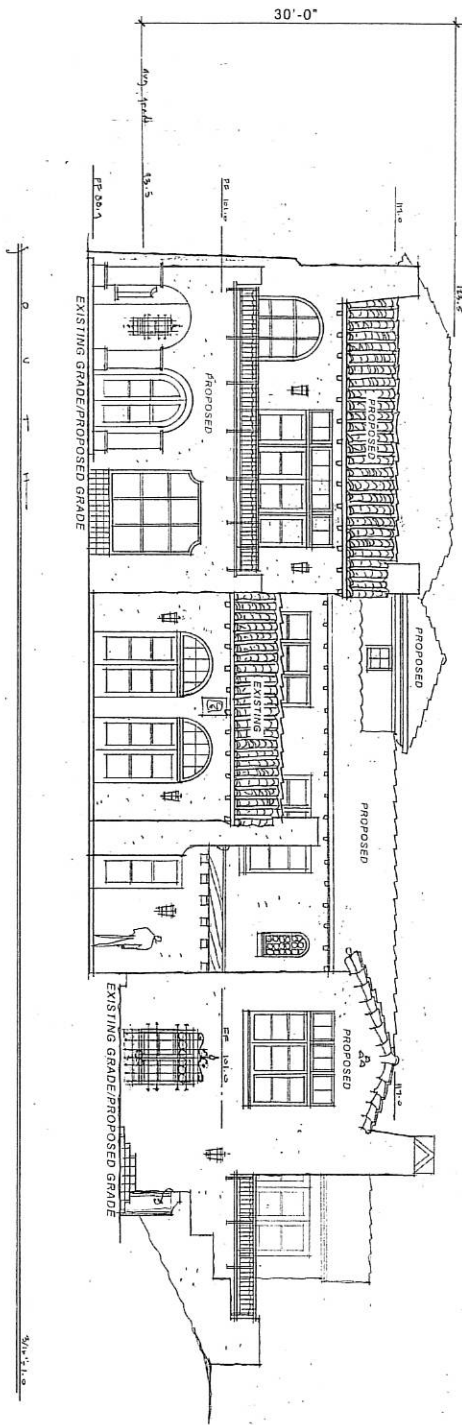
14. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

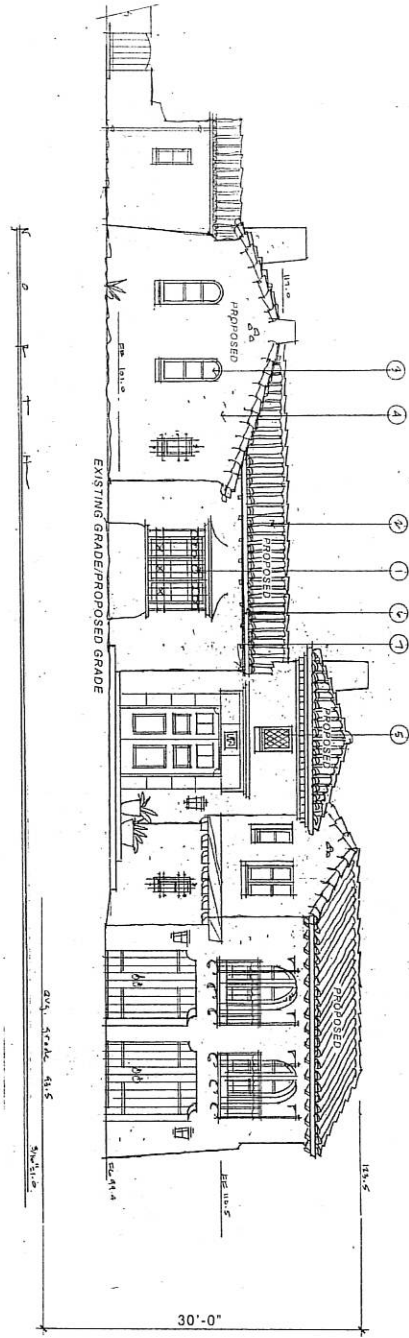
Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.



- FINISHES AND MATERIALS**
1. Hand troweled iron work
 2. Hand troweled iron work
 3. Wood doors and windows
 4. Painted, smooth finish with Mission texture
 5. Painted decorative glass
 6. Painted decorative glass
 7. Painted decorative glass
 8. Painted decorative glass



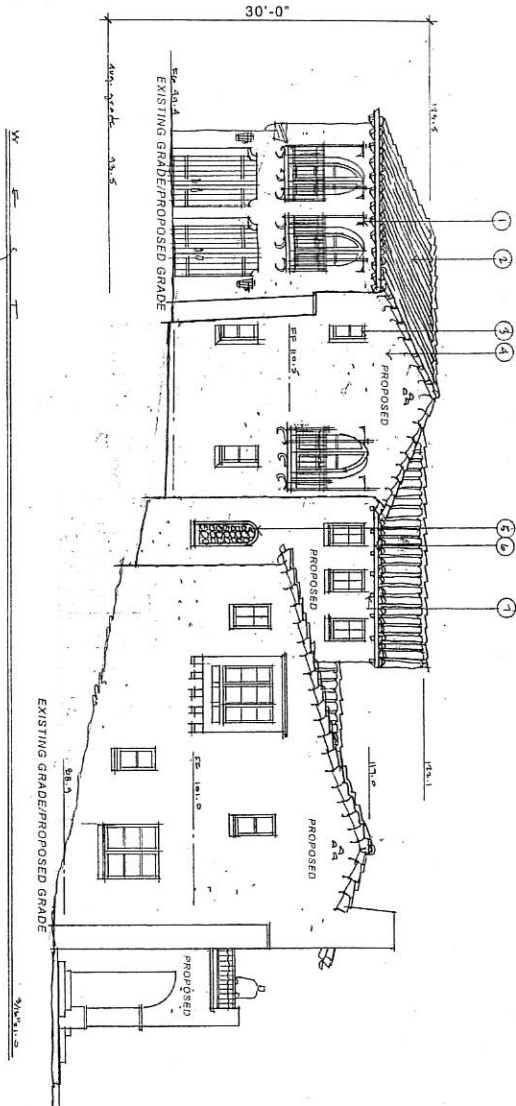
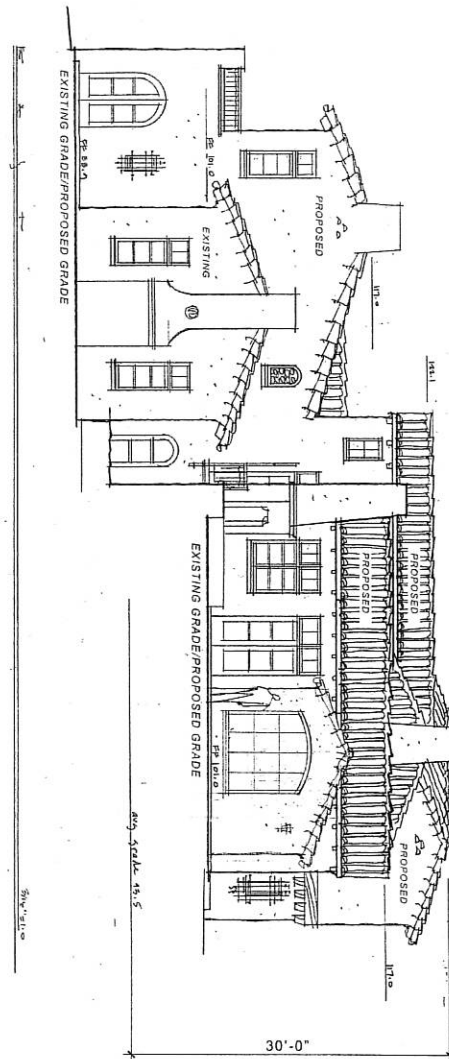
CHARLES B. DEWITT TRUST - RESIDENCE
1688 CRESPI LANE
PEBBLE BEACH, CA 93953

T M
TOM MEANEY ARCHITECT

628 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805 966-7668(805) 831 824 4278(CARMEL)
WWW.TOMMEANEY.COM

FINISHED AND MATERIALS

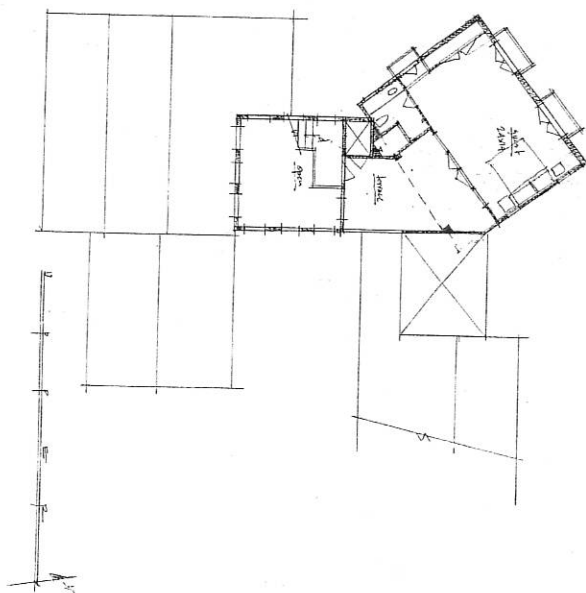
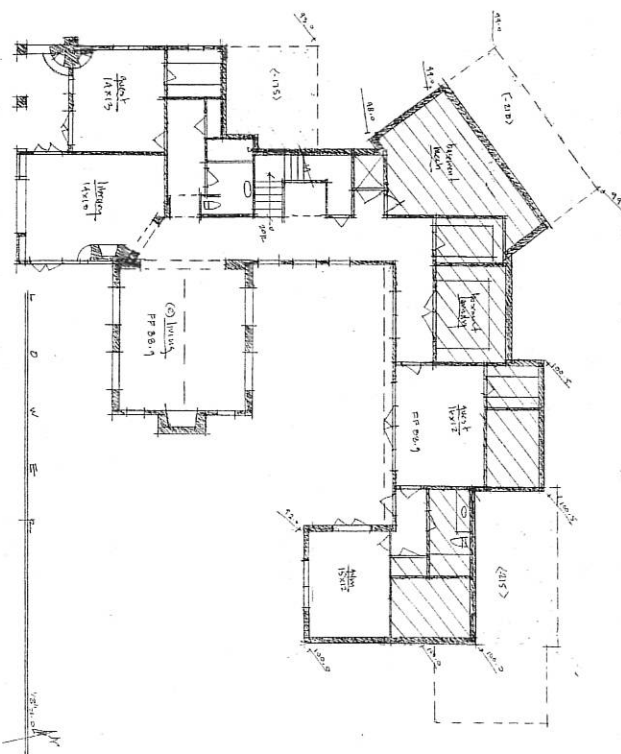
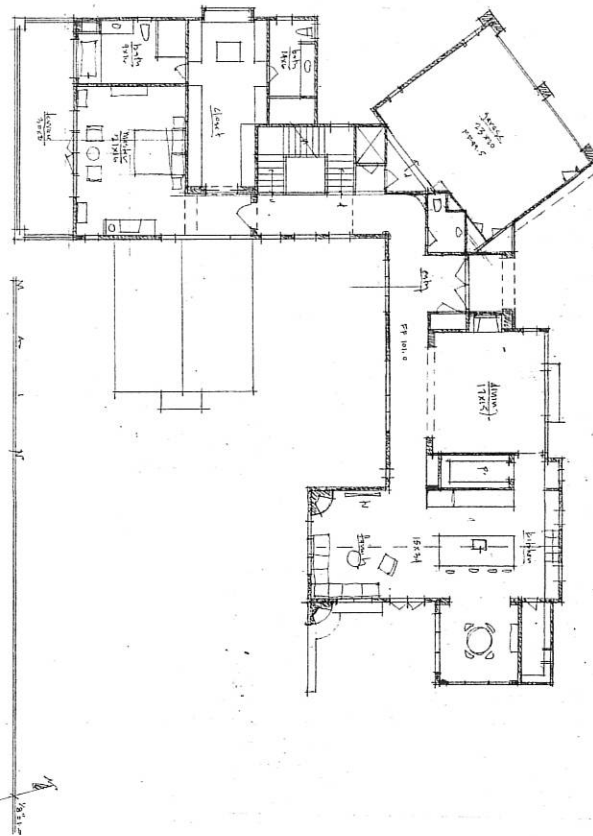
1. Hand forged iron work
2. Hand forged iron roof
3. Hand forged iron roof
4. Hand forged iron roof
5. Hand forged iron roof
6. Hand forged iron roof
7. Hand forged iron roof



CHARLES B. DEWITT TRUST - RESIDENCE
1688 CRESPI LANE
PEBBLE BEACH, CA 93953

T.M.
TOM MEANY ARCHITECT

828 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805 968 7608 (S.B.) 831 424 4278 (CARMEL)
WWW.TOMMEANY.COM

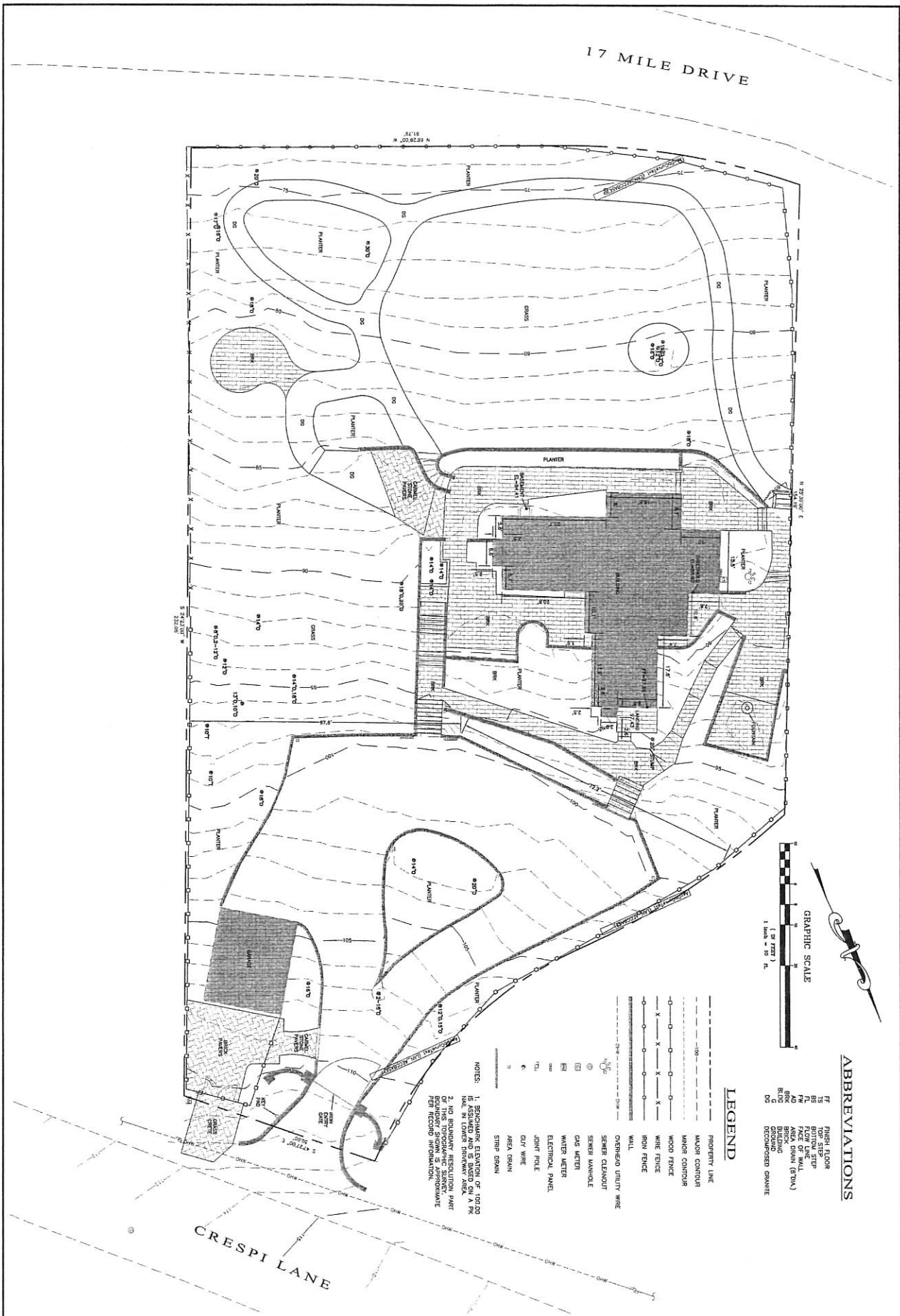


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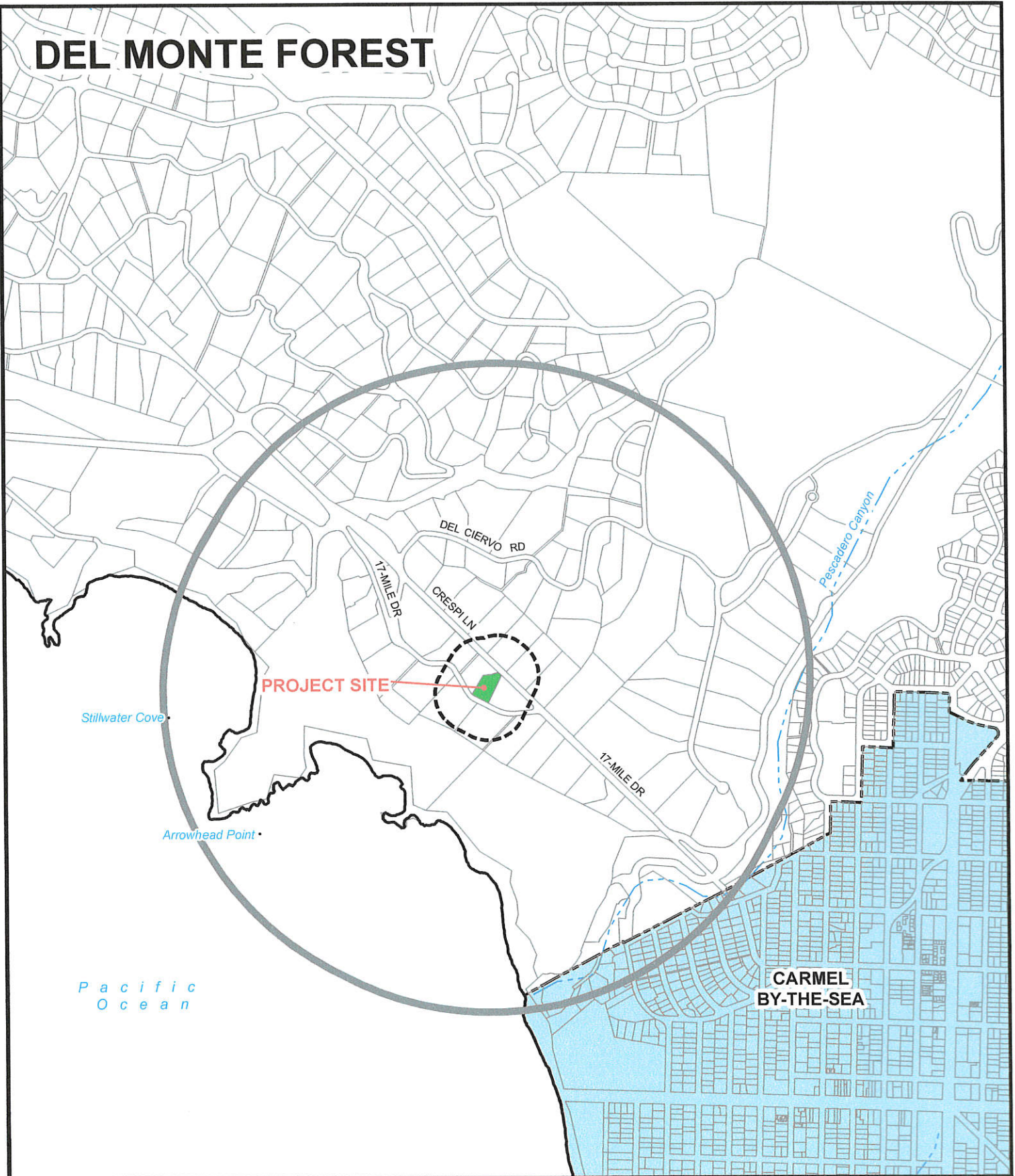
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TOM MEANY ARCHITECT

829 STATE STREET SUITE 240 SANTA BARBARA CA 93101 TEL 805.966.7668 (S) 831.824.4278 (CARMEL)
WWW.TOMMEANY.COM

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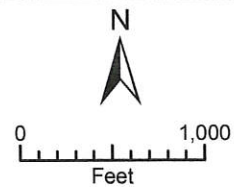


APPLICANT: DE WITT

APN: 008-392-004-000

FILE # PLN120357

2500' Limit 300' Limit Water



PLANNER: NEGRETE