




STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: March 10, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Cynthia Bettencourt (831) 755-5237
bettencourt@co.monterey.ca.us 

cc: Front Counter Copy; Cynthia Bettencourt, Planner; Luke Connolly, Planning Services Manager; Gary and Barbara Wipfler, Property Owner; Terry Latasa, Agent/Representative; The Open Monterey Project; LandWatch; Project File PLN130731

Re: Wipfler (PLN130731)

Location: Assessor's Parcel Number: 007-251-005-000
949 Sand Dunes Road, Pebble Beach
Greater Monterey Peninsula Area Plan

The project consists of a Design Approval to allow the demolition of a 4,652 square foot two-story single family dwelling and a 520 square foot attached garage; and the construction of a three level single family dwelling to include a 3,600 square foot main floor, a 1,187 square foot upper floor with a 126 square foot deck and fire pit, a 1,759 square foot basement with a 1,040 square foot garage and mechanical room, a 79 square foot covered front entry, 8 skylights, a 6 foot high, 122 linear foot retaining wall, a 4 foot high, 112 linear foot retaining wall, a 2 foot high, 75 linear foot stone wall, a 6 foot high, 79 linear foot wood fence, replace a 192 linear foot driveway with pavers, a patio area with a fireplace; and approximately 824 cubic yards of grading. Materials and colors: exterior taupe/beige stucco walls, green clad wood window trim, Carmel stone, a terra cotta traditional clay barrel tile roof. The property is located at 949 Sand Dunes Road, Pebble Beach (Assessor's Parcel Number 007-251-005-000), Greater Monterey Peninsula Area Plan.

The parcel is zoned Medium Density Residential, Building Site-6 Zoning overlay, Design Control Zoning District, and Regulations for Parking and Use of Major Recreational Equipment Storage in a Seaward Zone within the Greater Monterey Peninsula Area.

The property is located within a high archaeological sensitivity zone therefore an archaeological report was prepared by an archaeological consultant (LIB130380). The report concluded that there is no surface evidence of potentially significant archaeological resources on the project parcel. A condition of approval states that if during the course of construction, cultural, archaeological, historical, or paleontological resources are uncovered at the site, work shall be halted immediately until a qualified professional archaeologist can evaluate the find.

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on March 6, 2014, and the members of the committee voted to support the project as proposed.

Staff conducted a site visit on October 24, 2013 to verify that the project is consistent with the plans listed below.

The Wipfler project (PLN130731) as described is consistent with the plans and policies of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).

Therefore, staff is recommending approval of the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Proposed Colors and Materials
	Exhibit F	Photographs

This report was reviewed by John Ford, Planning Services Manager



EXHIBIT A

Project Information for PLN130731

Application Name: Wipfler Gary J & Barbara Lewis Trs
Location: 949 Sand Dunes Rd, Pebble Beach
Applicable Plan: Greater Monterey Peninsula
Primary APN: 007-251-005-000
Advisory Committee: Del Monte Forest Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884): 3/29/2014
Environmental Status: Categorical Exemption
Zoning: MDR/B-6-D-RES
Land Use Designation: RESIDENTIAL 4U/AC

Project Site Data:

Lot Size: 19973	Coverage Allowed: 35%
Existing Structures (sf): 6193	Coverage Proposed: 23.7%
Proposed Structures (sf): 8686	Height Allowed: 27
Total Sq. Ft.: 14879	Height Proposed: 26.6
Special Setbacks on Parcel:	FAR Allowed: 35%
	FAR Proposed: 34.4%

Resource Zones and Reports:

Seismic Hazard Zone: III	Soils Report #: N/A
Erosion Hazard Zone: Low	Biological Report #: N/A
Fire Hazard Zone: Moderate High	Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)	Geologic Report #: N/A
Archaeological Sensitivity: high	Archaeological Report #: LIB130380
Visual Sensitivity: Sensitive	Traffic Report #: N/A

Other Information:

Water Source: PUBLIC	Grading (cubic yds.): 824
Water Purveyor: CAL AM	Sewage Disposal (method): SEWER
Fire District: Pebble Beach CSD	Sewer District Name: PEBBLE BEACH COMMUNITY SERVICES DISTRICT
Tree Removal: N/A	

Monterey County Planning Department
DRAFT Conditions of Approval/Implementation Plan/Mitigation
Monitoring and Reporting Plan

PLN130731

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN130731) allows the demolition of a 4,652 square foot two-story single family dwelling and a 520 square foot attached garage; and the construction of a three level single family dwelling to include a 3,600 square foot main floor, a 1,187 square foot upper floor with a 126 square foot deck and fire pit, a 1,759 square foot basement with a 1,040 square foot garage and mechanical room, a 79 square foot covered front entry, 8 skylights, a 6 foot high, 122 linear foot retaining wall, a 4 foot high, 112 linear foot retaining wall, a 2 foot high, 75 linear foot stone wall, a 6 foot high, 79 linear foot wood fence, replace a 192 linear foot driveway with pavers, a patio area with a fireplace; and approximately 824 cubic yards of grading. Materials and colors: exterior taupe/beige stucco walls, green clad wood window trim, Carmel stone, a terra cotta traditional clay barrel tile roof. The property is located at 949 Sand Dunes Road, Pebble Beach (Assessor's Parcel Number 007-251-005-000), Greater Monterey Peninsula Area Plan. 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 RMA - Planning. 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)

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.

Monterey County Planning Department

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

PLN130731

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Design Approval permit (PLN130731) allows the demolition of a 4,652 square foot two-story single family dwelling and a 520 square foot attached garage; and the construction of a three level single family dwelling to include a 3,600 square foot main floor, a 1,187 square foot upper floor with a 126 square foot deck and fire pit, a 1,759 square foot basement with a 1,040 square foot garage and mechanical room, a 79 square foot covered front entry, 8 skylights, a 6 foot high, 122 linear foot retaining wall, a 4 foot high, 112 linear foot retaining wall, a 2 foot high, 75 linear foot stone wall, a 6 foot high, 79 linear foot wood fence, replace a 192 linear foot driveway with pavers, a patio area with a fireplace; and approximately 824 cubic yards of grading. Materials and colors: exterior taupe/beige stucco walls, green clad wood window trim, Carmel stone, a terra cotta traditional clay barrel tile roof. The property is located at 949 Sand Dunes Road, Pebble Beach (Assessor's Parcel Number 007-251-005-000), Greater Monterey Peninsula Area Plan. 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 RMA - Planning. 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)

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 Design Approval (PLN130731) was approved by the Zoning Administrator for Assessor's Parcel Number 007-251-005-000 on April 24, 2014. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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.

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. Monterey County RMA - Planning 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)

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 Monterey County RMA - Planning 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. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 RMA - Planning . A landscape plan review fee is required for 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. 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the 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 Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD035 - UTILITIES UNDERGROUND

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services 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 and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

9. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 demolition and the debris reduction process;
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;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor 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.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition activities as required by the Air District.

10. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to 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 certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by 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)

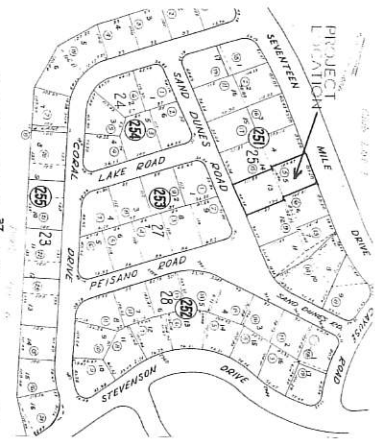
Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

RECEIVED
JAN 17 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

LOCATION PLAN



SITE PLAN

PLANNING INFORMATION

PROJECT DESCRIPTION:

NEW TWO-STORY RESIDENCE WITH A BATHROOM AND ATTACHED GARAGE. DEMOLISH EXISTING RESIDENCE.

ZONING:

R200-R

PROJECT ADDRESS:

949 SAND DUNES ROAD, PEBBLE BEACH, CA 93955

APN:

067-251-006

LOT SIZE:

14973 SQ. FT.

OWNER:

GARY & BARBARA WIPFLER
 1561 MONTECLAIR WAY
 (650)800-0023

LEGAL DESCRIPTION:

MPTC SUBNO. 1, BLOCKS 1075 & 13

FLOOR AREA:

3400 SQ. FT.

MAIN LEVEL:

2100 SQ. FT.

BATHROOMS, HALLWAYS & BAYS:

200 SQ. FT.

BATHROOMS, HALLWAYS & BAYS:

200 SQ. FT.

FRONT PORCH:

76 SQ. FT.

EXISTING ACCESSORY UNIT:

651 SQ. FT.

TOTAL FLOOR AREA:

4051 (27.7%)

BATHROOMS, HALLWAYS & BAYS: 200 SQ. FT.
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REMOVAL INFORMATION

REMOVAL DESCRIPTION:

EXISTING RESIDENCE: 4651 SQ. FT.
 EXISTING GARAGE: 437 SQ. FT.

REMOVAL DATE:

3/31/14

REMOVAL METHOD:

DEMOLITION

REMOVAL COST:

78K

REMOVAL PERMIT:

78K

REMOVAL CONTRACTOR:

477-1111

REMOVAL SCHEDULE:

12K

REMOVAL TYPE:

12K

REMOVAL CODE:

12K

REMOVAL PERMIT:

12K

REMOVAL CONTRACTOR:

12K

REMOVAL CODE:

12K

REMOVAL PERMIT:

12K

REMOVAL CONTRACTOR:

12K

REMOVAL CODE:

12K

REMOVAL PERMIT:

12K

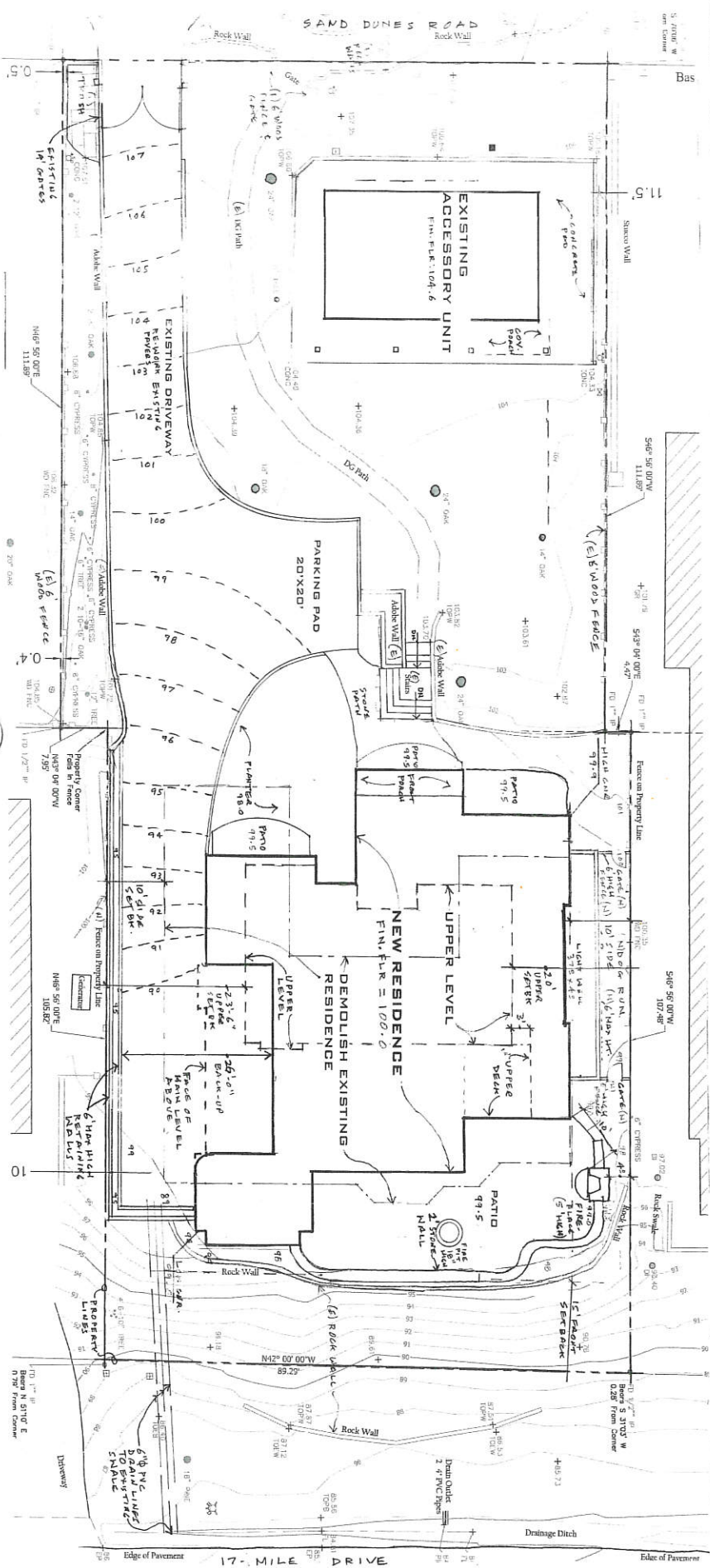
REMOVAL CONTRACTOR:

12K

REMOVAL CODE:

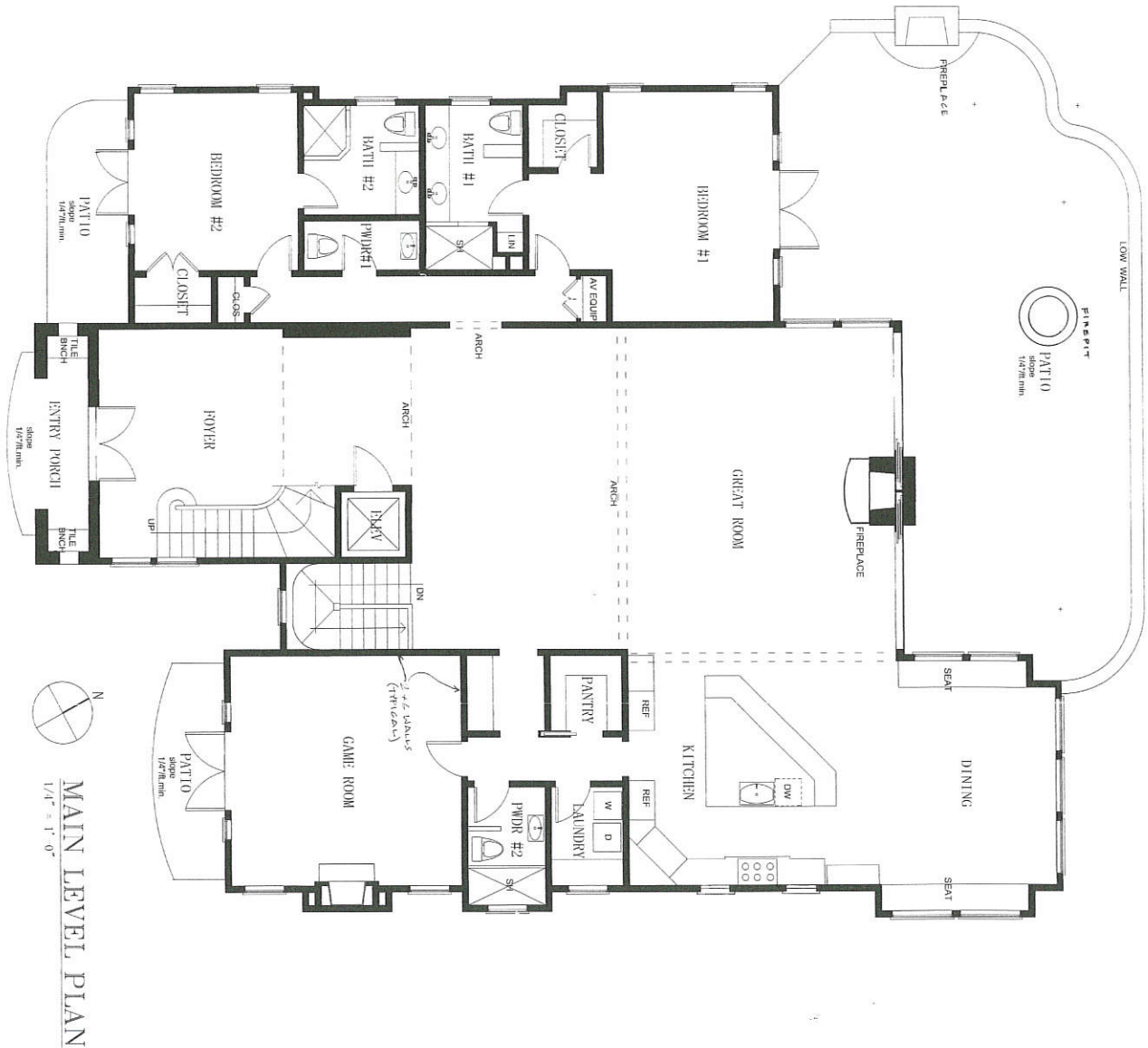
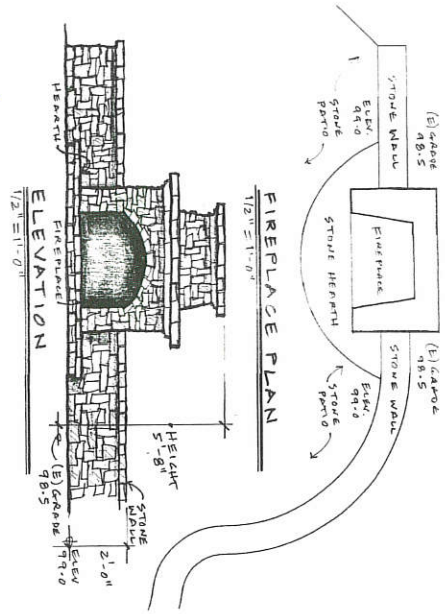
12K

REMOVAL DESCRIPTION: EXISTING RESIDENCE AND GARAGE.
 REMOVAL DATE: 3/31/14
 REMOVAL METHOD: DEMOLITION
 REMOVAL COST: 78K
 REMOVAL PERMIT: 78K
 REMOVAL CONTRACTOR: 477-1111
 REMOVAL SCHEDULE: 12K
 REMOVAL TYPE: 12K
 REMOVAL CODE: 12K
 REMOVAL PERMIT: 12K
 REMOVAL CONTRACTOR: 12K
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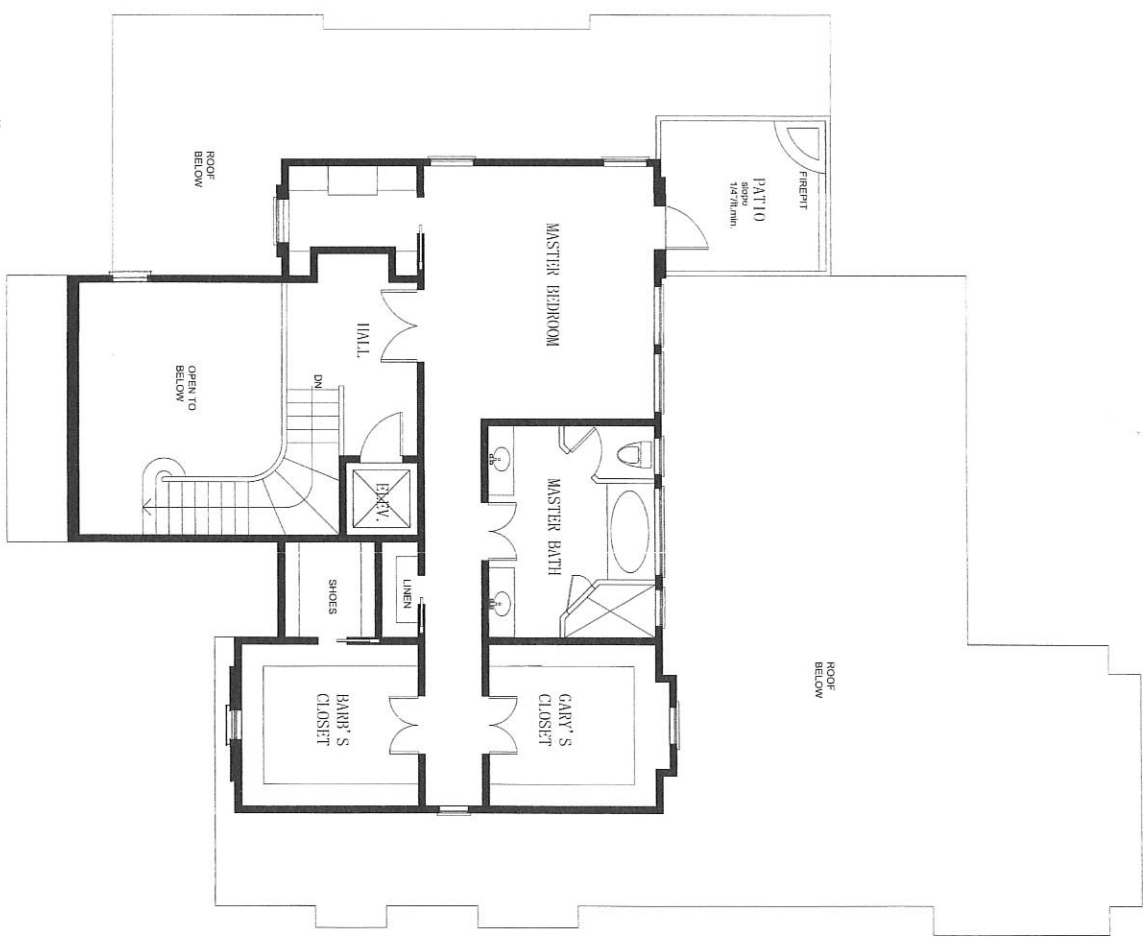
<p>TERRY LATASA - ARCHITECT 930 HARRISON STREET, MONTEREY, CALIFORNIA (831) 649-1012</p>	<p>NEW RESIDENCE GARY & BARBARA WIPFLER 949 SAND DUNES ROAD, PEBBLE BEACH, CALIFORNIA</p>
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RECEIVED
 JAN 17 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT

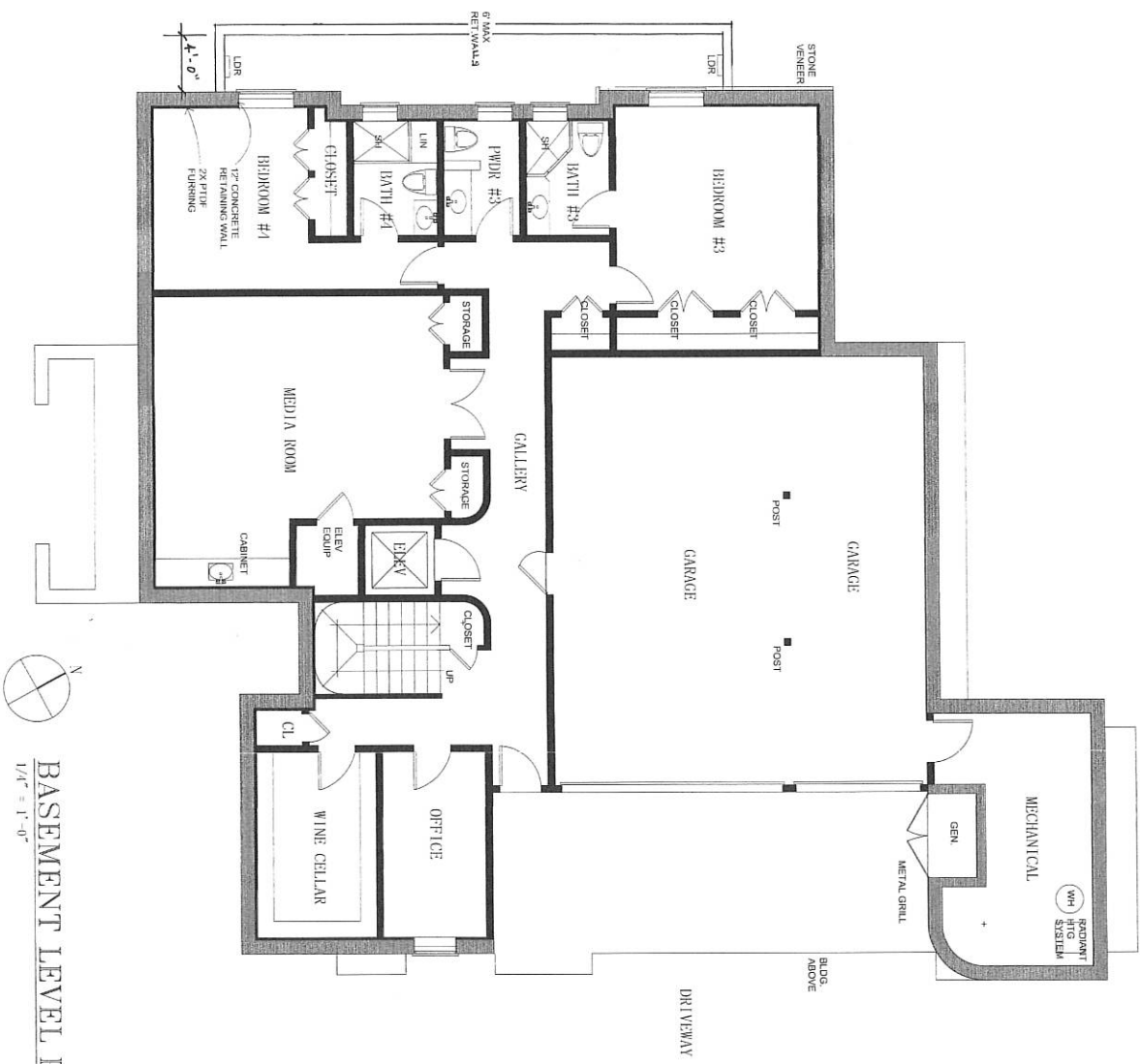




UPPER LEVEL PLAN
1/4" = 1'-0"



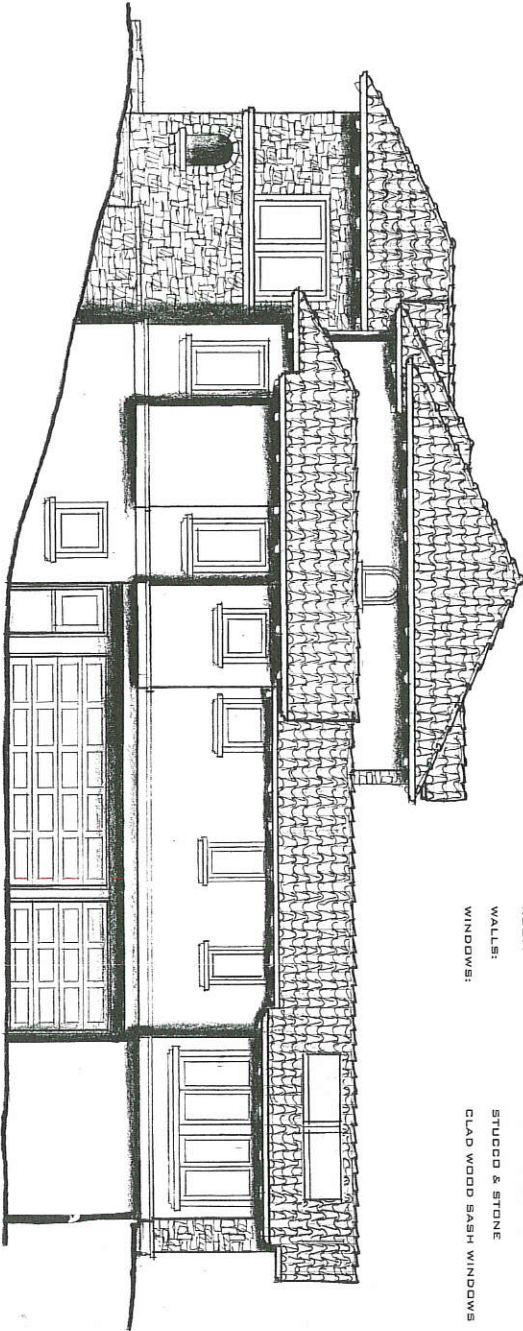
3.	1-17-14	TERRY LATASA ARCHITECT 930 HARRISON STREET, MONTEREY CALIFORNIA (831) 649-1012	NEW RESIDENCE GARY & BARBARA WIPFLER 949 SAND DUNES ROAD, PEBBLE BEACH, CALIFORNIA
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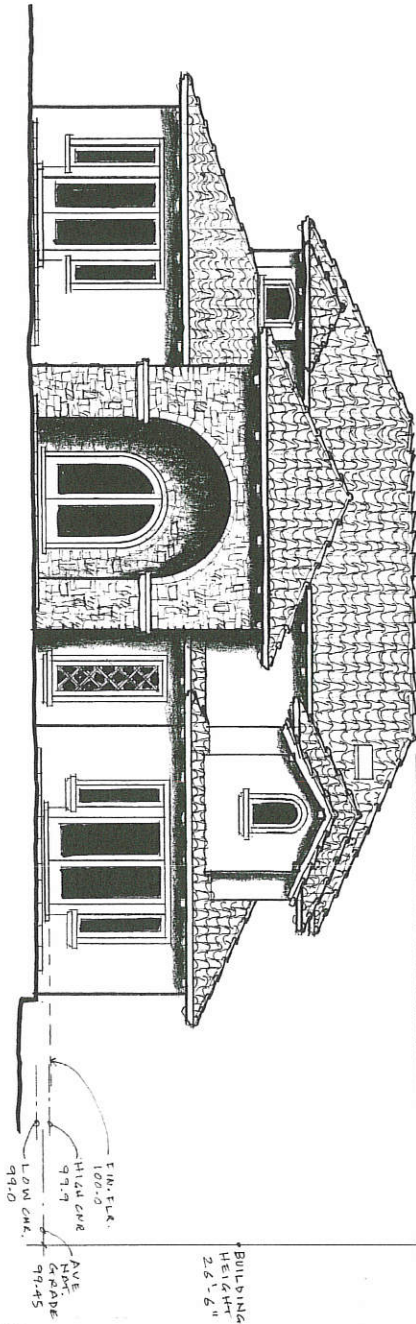
BASEMENT LEVEL PLAN
 1/4" = 1'-0"

RECEIVED
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 MONTEREY COUNTY
 PLANNING DEPARTMENT

SOUTH ELEVATION



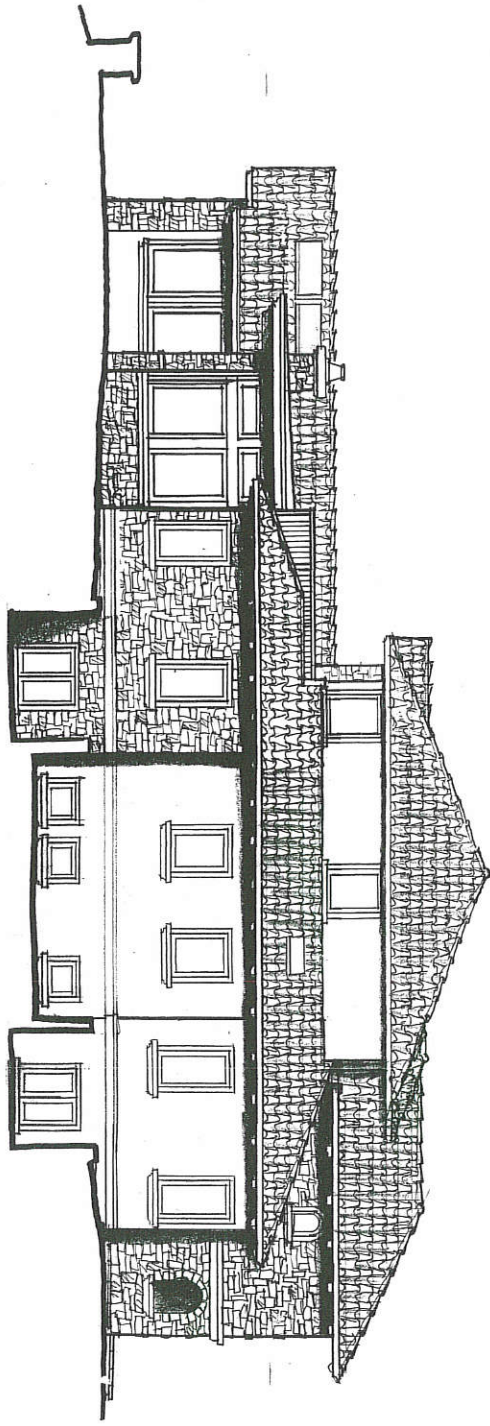
WEST ELEVATION (SAND DUNES ROAD)
 1/4" = 1'-0"



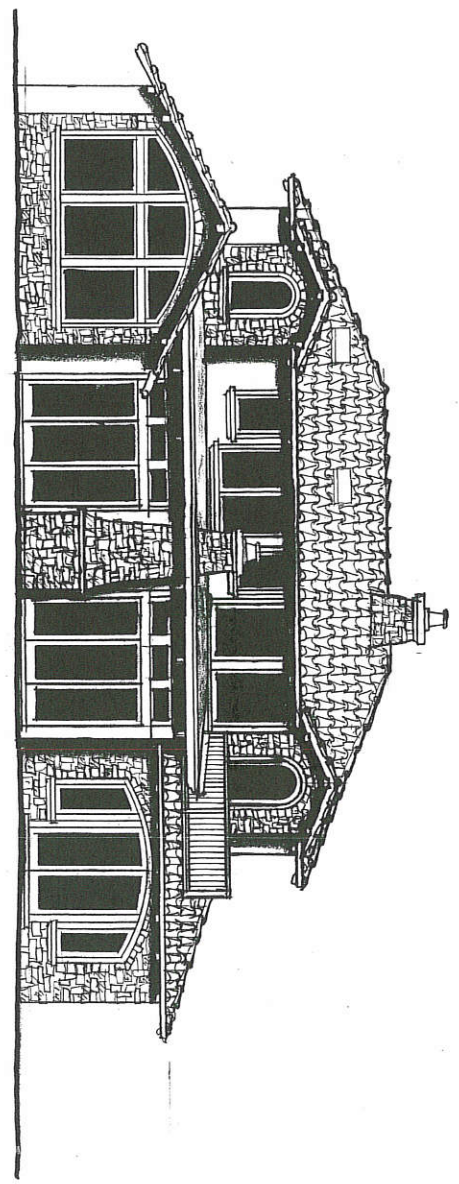
- EXTERIOR MATERIALS**
- ROOF: CLAY BARREL TILES
 - WALLS: STUCCO & STONE
 - WINDOWS: CLAD WOOD SASH WINDOWS

RECEIVED
 JAN 17 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT

NORTH ELEVATION

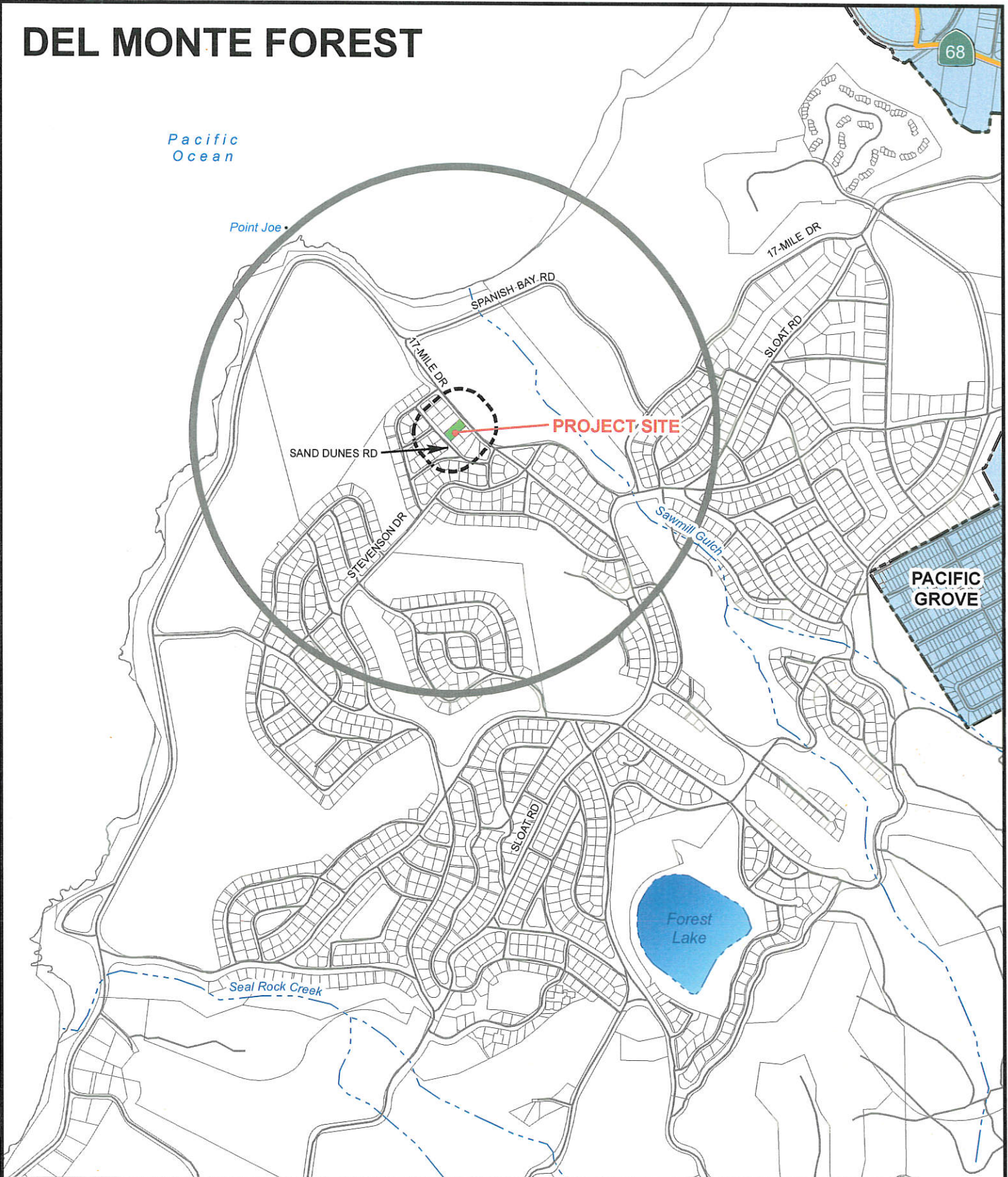


EAST ELEVATION
 1/4" = 1'-0"



<p>1-17-14</p>	<p>TERRY LATASA - ARCHITECT 930 HARRISON STREET, MONTEREY, CALIFORNIA (831) 649-1012</p>	<p>NEW RESIDENCE GARY & BARBARA WIPFLER 949 SAND DUNES ROAD, PEBBLE BEACH, CALIFORNIA</p>	<p>6</p>
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DEL MONTE FOREST

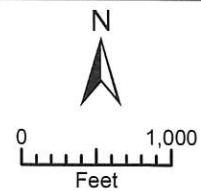


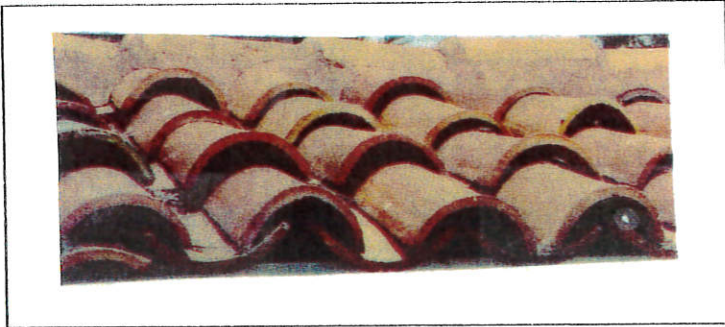
APPLICANT: WIPFLER

APN: 007-251-005-000

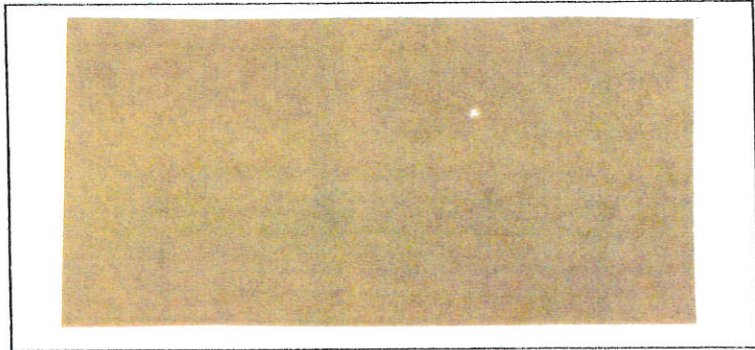
FILE # PLN130731

 2500' Limit  300' Limit  Water  City Limits

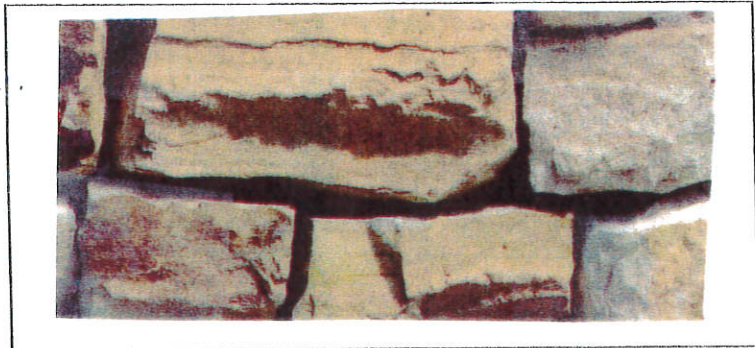




Materials: ROOF Colors: TERRA-COTA
Description: TRADITIONAL CLAY BARREL TILES



Materials: WALLS Colors: TAUPE/BEIGE
Description: STUCCO



Materials: WALLS Colors: BROWN
Description: STONE



WINDOW TRIM GREY/GREEN
CLAD WOOD

RECEIVED
It is unlawful to alter the substance of any official form or document of M
JAN 28 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

949 SAND DUNES RD
DRIVEWAY & PATHS

800.372.8377

CLASSIC COBBLE [Home \(/\)](#)

» PAVING STONES



[Products \(/products\)](#)

[Free Design Consultation \(/free-design-consultation\)](#)

[Locate a Distributor \(/distributors\)](#)

[Request a Brochure \(/request-brochure\)](#)

[Photo Gallery \(/gallery\)](#)

[Masonry & Commercial \(/commercial\)](#)

[Contact Us \(/contact\)](#)



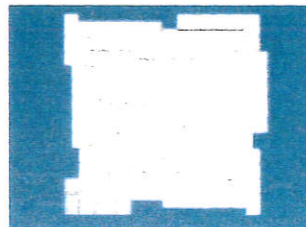
Colors

<http://calstone.com/assets>



Photo Gallery

<http://calstone.com/assets>



Patterns

<http://calstone.com/assets>



Installation

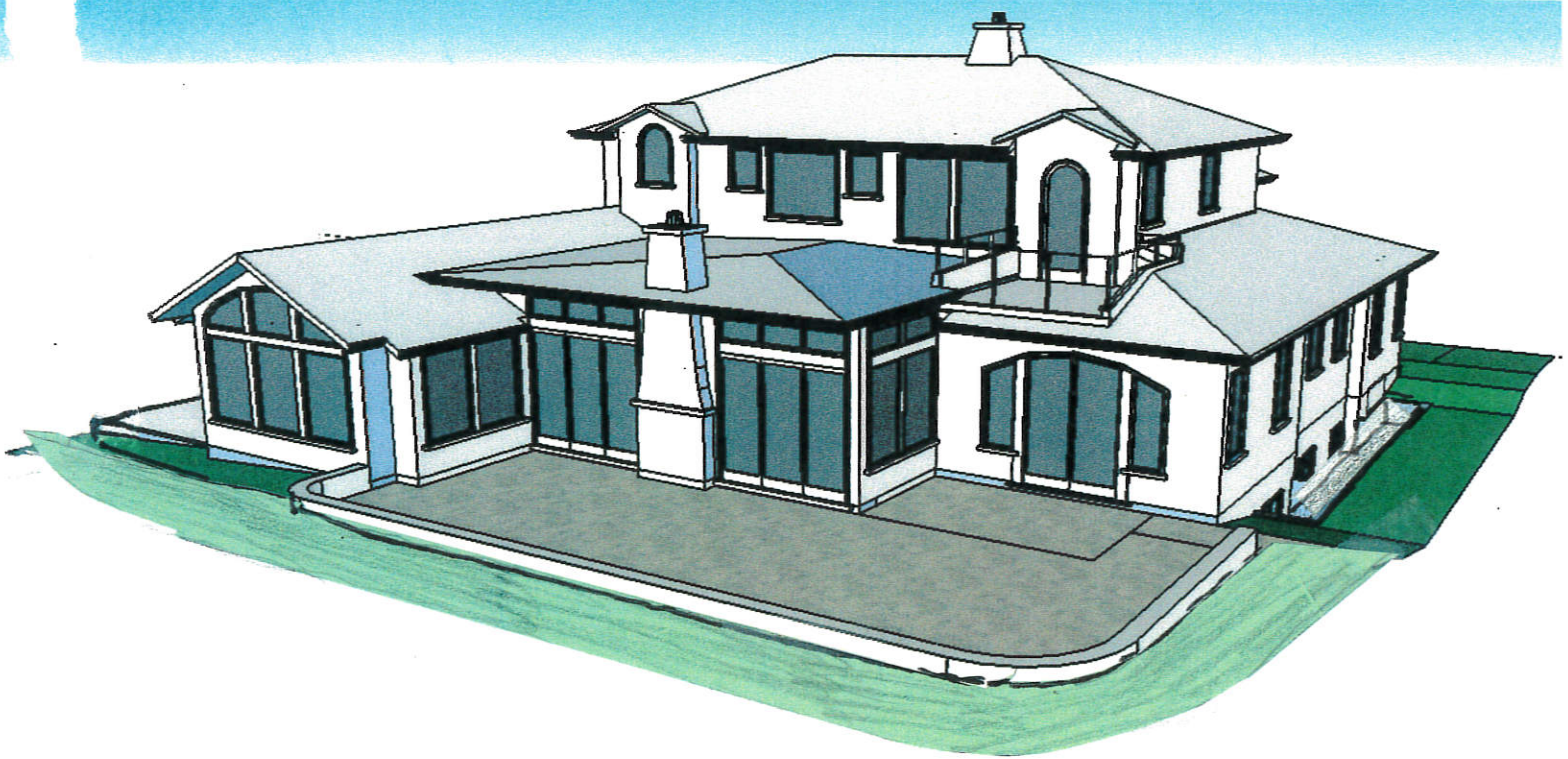
<http://www.youtube.com/>

Classic Cobble

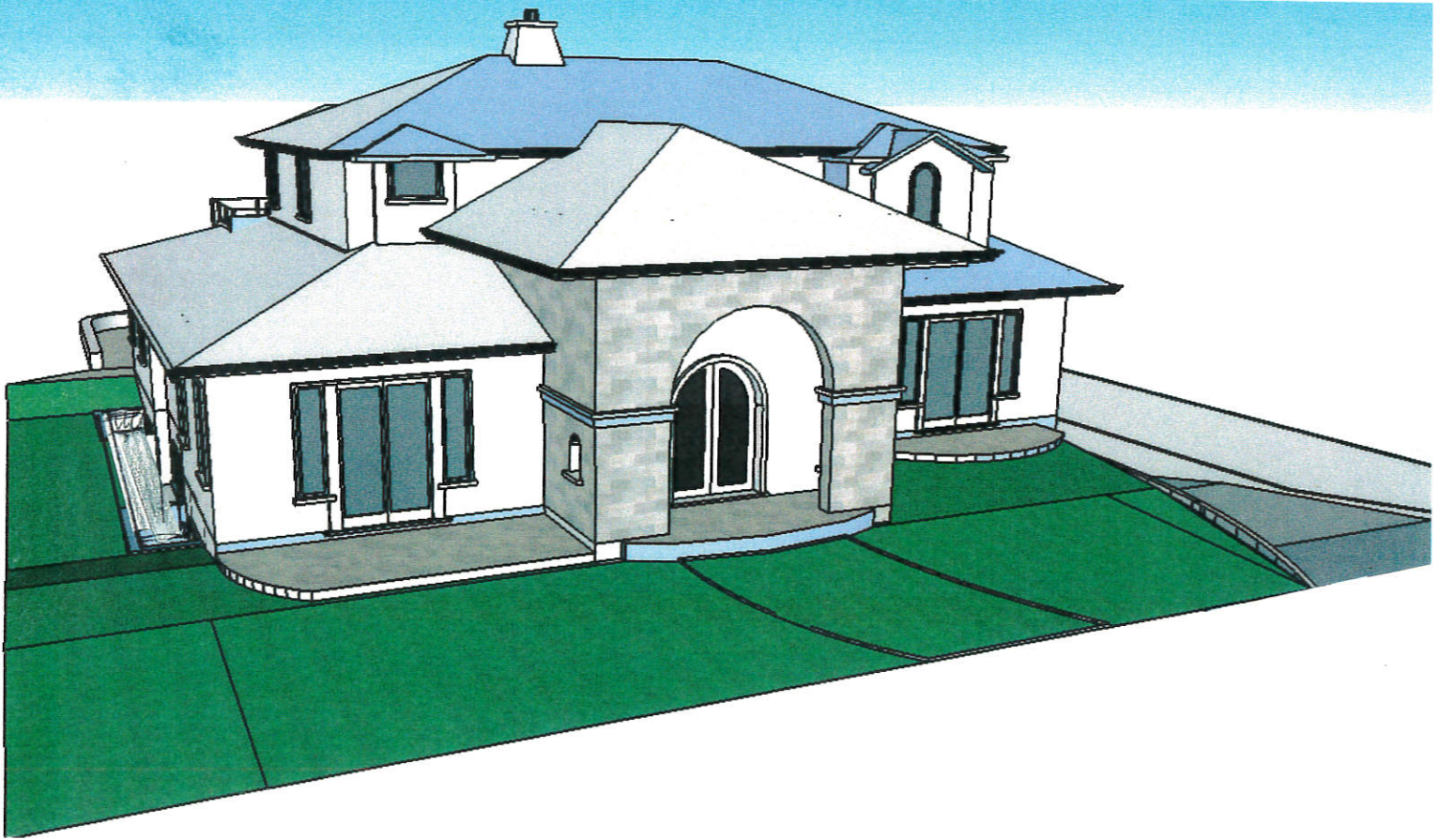
A Mediterranean look and feel are achieved with our Classic Cobble design. Smooth rounded edges, rich color, and variety of intallation patterns create this old world charm. Design possibilities are limitless combining our multi-sized cobbles and stock color blends.

PAVING STONES COLLECTION





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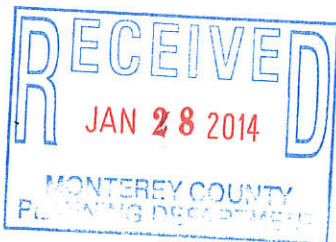
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PLANNING DEPARTMENT



949 SAND DUNES RD, P.B.

VIEW FROM SOUTH
(SAND DUNES RD.)

- STAKING & FLAGGING -



PROJECT FILE NO. _____

PHOTOGRAPHS



Date: 10.10.13 Site Address: 949 SAND DUNES Planner: PL
Description: VIEW FROM SOUTH OF
EXISTING RESIDENCE (TO BE DEMO'D)

PROJECT FILE NO. _____

PHOTOGRAPHS



Date: 10.10.13 Site Address: 949 SAND DUNES Planner: PL
Description: VIEW FROM EAST
(FROM 17-MILE DRIVE)

RECEIVED
JAN 28 2014
MONTEREY COUNTY
PLANNING

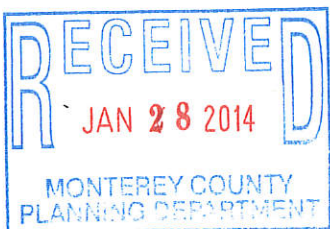


999 SAND DUNES RD, PB.

VIEW FROM NORTH

(OLD 17-MILE DRIVE)

- STAKING & FLAGGING -



949 SAND DUNE RD
6' REDWOOD FENCE



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