



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

Date: May 22, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Maria Lopez (831)755-5239 *ML*
lopezmd@co.monterey.ca.us

cc: Front Counter Copy; Maria Lopez, Planner; Luke Connolly, RMA Services Manager; Bruce L. and Susan L. Herman, Property Owners; Dale Ellis, Representative; The Open Monterey Project; LandWatch; John Bridges, Attorney; Carla Hashimoto, Agent; The Open Monterey Project; LandWatch; Project File PLN140098

Re: Herman (PLN140098)

Location: Assessor's Parcel Number: 007-323-001-000
1024 Rodeo Road, Pebble Beach
Greater Monterey Peninsula Area Plan

Design Approval to allow the construction of a 3,223 square foot two-story single family residence with a 417 square foot attached garage, 573 square foot covered patios, a 36 square foot entry gate, a 173 square foot BBQ area, a 36 square foot trash enclosure, 265 lineal feet of retaining walls, a 28 square foot fire pit, a 44 square foot fountain, a 54 square foot covered patio on second floor, and grading (approximately 35 cubic yards of cut and 20 cubic yards of fill).

The property is located at 1024 Rodeo Road, Pebble Beach (Assessor's Parcel Number 007-323-001-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with a Building-6, Design Control and Recreational Equipment Storage zoning overlays (MDR/B-6/D-RES). Because the project is located within the Monterey Peninsula Country Club Subdivision No. 2, it is subject to the Del Monte Forest non-coastal area setbacks per Permit No. ZA00595.

The Design Control, or "D" zoning district (Chapter 21.44) of the Monterey County Zoning Ordinance Title 21 requires design review of structures in order to assure the protection of public viewshed, neighborhood character and to assure the visual integrity of development without imposing undue restrictions on private property.

The applicant proposes to demolish the existing 3,012 square foot single story residence. The existing residence was built in 1931; a historical report was prepared by Historian, Kent L. Seavey dated February 19, 2013 (LIB130101). The report is filed with the Monterey County RMA – Planning. The existing structure is not deemed to be of historic significance.

The project is located within a high archaeological sensitivity area. Pursuant to Monterey County Zoning Ordinance Section 21.66.050 (Standards for Archaeological Resource Areas), an archaeological report is required for development within seven hundred fifty (750) feet of a

known archaeological resource. An archaeological report was prepared on April 4, 2013 by Archaeological Consulting (LIB130179). The report states that recorded sites exist within one kilometer of the project parcel; however, no evidence of potentially significant historic period archaeological resources were found onsite during the survey. A standard condition of approval is recommended which requires that if, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA – Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Condition No. 3).

The project does not involve any tree removal; however, native oak, Monterey pine, and redwood trees are protected in this area per Policy GMP-3.5 of the 2010 Monterey County General Plan.

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for comments/recommendations per the guidelines adopted by the Monterey County Board of Supervisors Resolution No. 08-338. On April 17, 2014 the LUAC recommended approval at a 7-0 vote of the site design and local considerations.

The proposed colors and materials are to match the existing residence and consist of: stucco siding (beige), windows/doors (dark brown), and roof (deep orange). As proposed, the colors and materials are in keeping with residences and accessory structures within the vicinity.

Staff conducted a site visit on March 7, 2014 to verify that the site is suitable for this use.

Site Issues:

A neighbor has objected to the 10 foot setback from the northern property line, claiming that the adjacent parcel titled a “Lane” on the final map is a street making that a second front yard requiring a 20 foot setback. Section 21.06.118 (Street, Private) of the Monterey County Zoning Ordinance (Title 21) states: a “private street means an avenue, place, way, drive, lane, boulevard, highway, or road not owned or maintained by a state county or incorporated city, or other public agency”. Ordinarily by definition any proposed development would be required to maintain a 20 foot front yard setback from a private street. Since the recordation of the Monterey Peninsula Country Club Subdivision No. 2 map on September 8, 1925 the “Lanes” shown on the map have not been used as travel ways, but for open space. The Herman’s home was built in 1931, and is unique in that it has used the “Lane” as access, but the other “Lanes” are not used for access.

These “Lanes” are privately owned parcels by Pebble Beach Company. Each “Lane” is assigned a separate assessor’s parcel number and are classified as “Open Space” per Ms. Margaret E. Leighton, Pebble Beach Company Manager.

The recorded subdivision map clearly identifies “Lanes” throughout the Monterey Peninsula Country Club; however, they do not function as streets, but as open space consistent with the information from the Pebble Beach Company. The residential parcels located adjacent to a “Lane” currently maintain a 10 foot setback from the “Lane”. Currently the Herman’s residence is designed to access their home from the “Lane”. This is the only “Lane” which provides access

to a residential lot. The property owner can provide the adjacent property owner access without that parcel becoming a street.

Staff has received correspondence that many people use this "Lane" for pedestrian access and golf cart access to the Monterey Peninsula Country Club. Pedestrian and even golf cart access does not constitute a street requiring a front yard setback. The County as a matter of policy requires a front yard setback from a public road, private road or access easement which is the source of access for two or more parcels. This "Lane" does not provide primary access to any parcel. Pebble Beach Company allows the applicant to drive across it for vehicular access, but if Pebble Beach Company were to not allow this the other parcels have access from the "Lane" and there is no easement or other legal instrument reserving it for vehicular access.

To interpret that this is a street will result in the residences located adjacent to every "Lane" throughout the Monterey Peninsula Country Club Subdivision No. 2 that have less than a 20 foot setback to become non-conforming structures, this has not been the historic interpretation. Staff finds that the project is in compliance with zoning and setbacks. It is an anomaly to have a garage door 10 feet from the property line, but there is sufficient space to maneuver in and out of the garage. It would be appropriate for the Zoning Administrator to find that a 10' driveway is not an appropriate design.

The Herman project as described is consistent with the plans and policies of the 2010 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	Letters of Support
	Exhibit E	E-Mail from Margaret Leighton
	Exhibit F	Copy of Recorded Map Showing "Lane"
	Exhibit G	Vicinity Map

This report was reviewed by John Ford, RMA – Planning Services Manager




EXHIBIT A

Project Information for PLN140098

Application Name: Herman Bruce L & Susan L Trs
Location: 1024 Rodeo Rd, Pebble Beach
Applicable Plan: Greater Monterey Peninsula
Primary APN: 007-323-001-000
Advisory Committee: Del Monte Forest Advisory Committee
Coastal Zone: No
Permit Type: Design Approval
Final Action Deadline (884): 6/29/2014
Environmental Status: Categorical Exemption
Zoning: MDR/B-6-D-RES
Land Use Designation: RESIDENTIAL 4U/AC

Project Site Data:

Lot Size: .2387511	Coverage Allowed: 35%
Existing Structures (sf): 3012	Coverage Proposed: 32.9%
Proposed Structures (sf): 3640	Height Allowed: 27 FT
Total Sq. Ft.: 6652	Height Proposed: 27 FT
Special Setbacks on Parcel:	FAR Allowed: 35%
	FAR Proposed: 35%

Resource Zones and Reports:

Seismic Hazard Zone: I	Soils Report #: N/A
Erosion Hazard Zone: Low	Biological Report #: N/A
Fire Hazard Zone: Moderate	Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)	Geologic Report #: N/A
Archaeological Sensitivity: high	Archaeological Report #: LIB130179
Visual Sensitivity: None	Traffic Report #: N/A

Other Information:

Water Source:	Grading (cubic yds.): 35
Water Purveyor: CAL-AM	Sewage Disposal (method):
Fire District: Pebble Beach CSD	Sewer District Name: PBCSD
Tree Removal: 0	

EXHIBIT A
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Monterey County RMA Planning

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

PLN140098

1. PD001 - SPECIFIC USES ONLY**Responsible Department:** RMA-Planning**Condition/Mitigation
Monitoring Measure:**

This Design Approval permit (PLN140098) allows the demolition of an existing 3,012 square foot one-story single family residence and allow the construction of a 3,223 square foot two-story single family residence with a 417 square foot attached garage, 573 square foot covered patios, a 36 square foot entry gate, a 173 square foot BBQ area, a 36 square foot trash enclosure, 265 lineal feet of retaining walls, a 28 square foot fire pit, a 44 square foot fountain, a 54 square foot covered patio on second floor, and grading (approximately 35 cubic yards of cut and 20 cubic yards of fill).. The property is located at 1024 Rodeo Road, Pebble Beach (Assessor's Parcel Number:007-323-001-000), 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: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Design Approval (Resolution Number: 140098) was approved by Zoning Administrator for Assessor's Parcel Number: 007-323-001-000 on May 29, 2014. The permit was granted subject to 7 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: RMA-Planning

**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.

EXHIBIT B
PAGE 2 OF 4 PAGES

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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/her/its 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, recordation of the certificates of compliance 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)

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 for review and signature by the County.

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

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

Responsible Department: RMA-Planning

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.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

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.

7. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

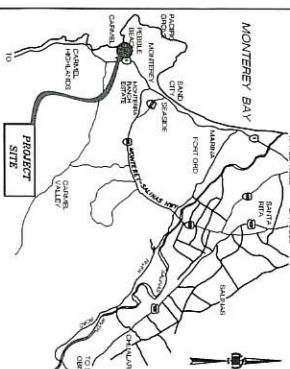
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

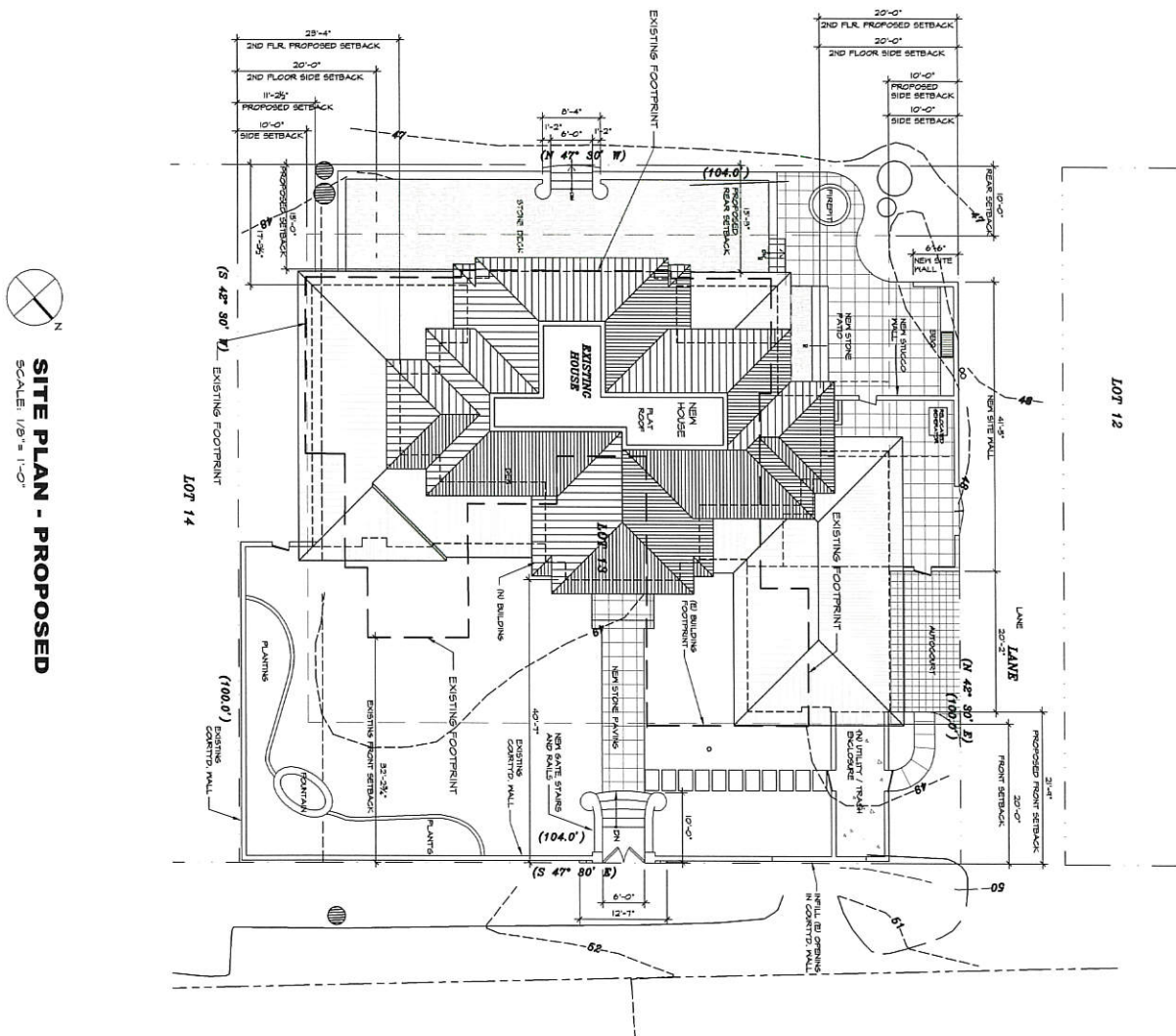
**1024 RODEO ROAD
PEBBLE BEACH, CA 93953**

SETBACKS			
	REQUIRED	EXISTING	PROPOSED
POINT	20.0'	14.4'	2.19'
BEACH	10.0'	8.5'	1.0'
NORTH SIDE OF I-4	10.0'	5.0'	1.33 NORTH
SOUTH SIDE OF I-4	10.0'	5.0'	1.33 SOUTH
NORTH SIDE OF I-4	10.0'	2.4'	2.0' NORTH
SOUTH SIDE OF I-4	10.0'	N/A	2.0' SOUTH
BEACH	10.0'	N/A	3.0' BEACH
BEACH REEF	21 FT., MAX.	18.4 FT.	21 FT.
EXISTING SIDE DRAINAGE	44.0'	44.0'	44.0'
EXISTING SIDE DRAINAGE	46.0'	46.0'	46.0'
EXISTING SIDE DRAINAGE	46.0'	46.0'	46.0'
AVERAGE DRAINAGE	46.0'	46.0'	46.0'
EXISTING SIDE DRAINAGE	76.4'	76.4'	76.4'

[illegible][illegible]

ARCHITECTURAL	
A-01	TITLE SHEET
A-01	TOPOGRAPHIC SURVEY
A-11	PROPOSED SITE PLAN
A-21	PROPOSED FIRST FLOOR PLAN
A-32	PROPOSED SECOND FLOOR PLAN
A-25	PROPOSED ROOF PLAN
A-31	PROPOSED EXTERIOR ELEVATION
A-32	PROPOSED EXTERIOR ELEVATION
A-35	PROPOSED STREET ELEVATION
A-11	COLOR RENDERING

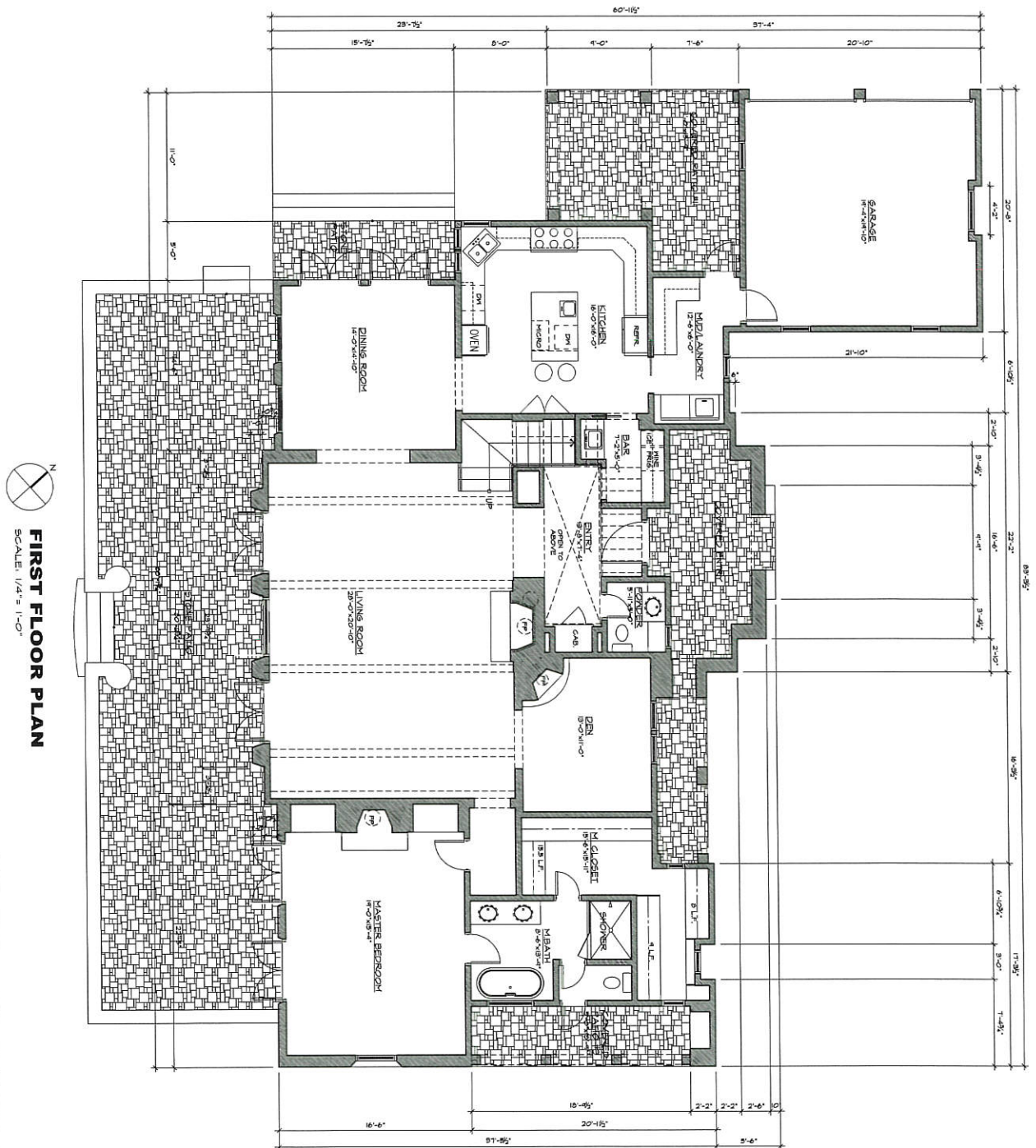




SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

EXHIBIT C
PAGE 2 OF 10 PAGES

A-1.1	SHEET OF	JOB NUMBER: 1216A	DRAWN: C-H	SCALE: 1/8"=1'-0"	DATE: 2/7/14	PROPOSED SITE PLAN		JOB NAME: Herman Residence 1024 Rodeo Road Pebble Beach California A.P.N. 007-923-001-000	ARCHITECT: ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7849 • WEB: www.ericmillerarchitects.com		CONSULTANT:		REVISION		DATE		BY		NO.	



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT C
PAGE 3 OF 10 PAGES

A-2.1
SHEET 07

DATE	2/7/14
SCALE	1/4" = 1'-0"
DRAWN	C.H.
JOB NUMBER	1216A
FIRST FLOOR PLAN	
JOB NAME: Herman Residence	
1024 Rodeo Road	
Pebble Beach California	
A.P.N. 007-929-001-000	

ARCHITECT	ERIC MILLER ARCHITECTS, INC.
157 GRAND suite 106	PACIFIC GROVE, CA 93950
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	

CONSULTANT:

REVISION
NO.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

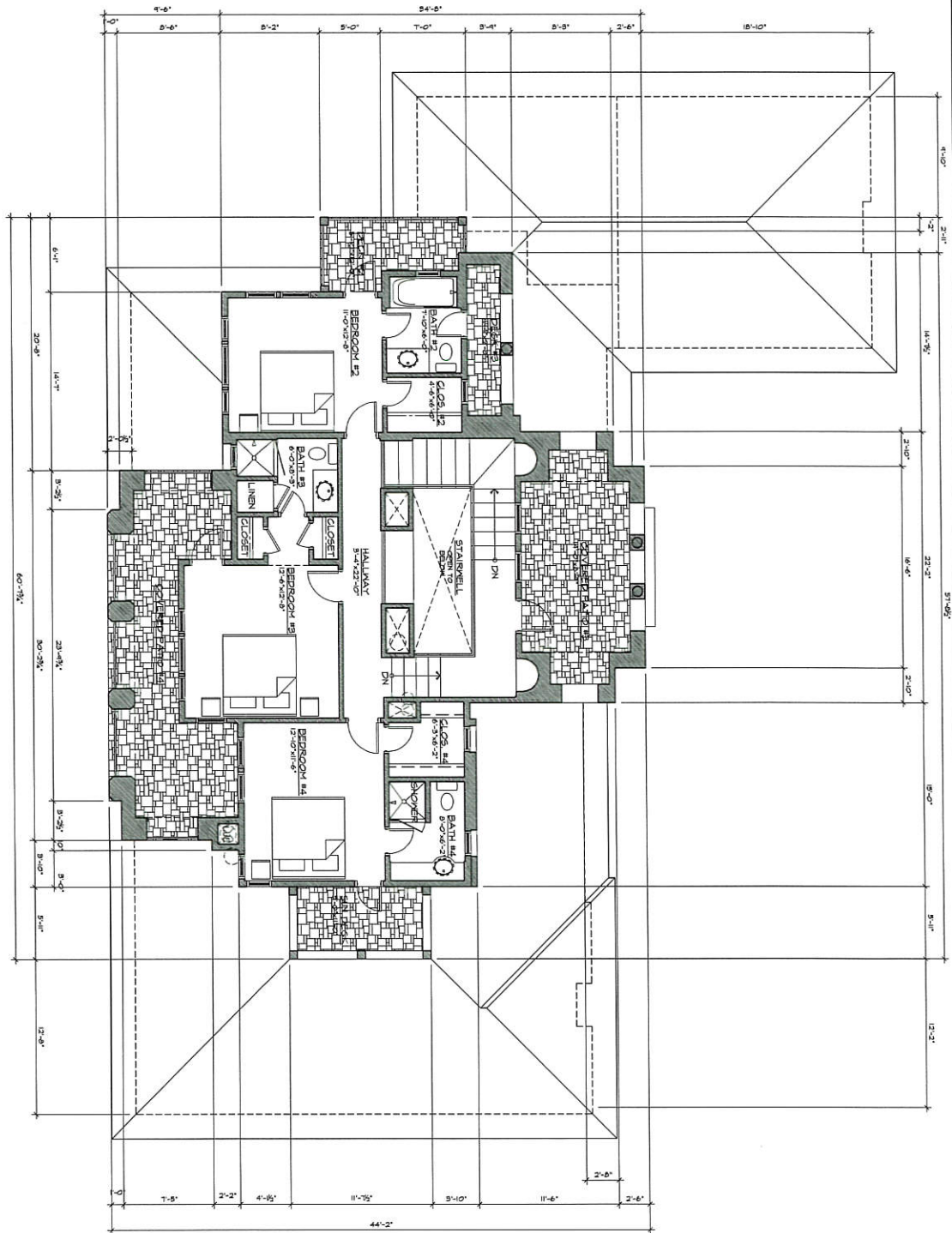


EXHIBIT C
PAGE 4 OF 10 PAGES

DATE: 2/7/14	SCALE: 1/4" = 1'-0"	DRAWN: C.H.	JOB NUMBER: 1216A	SHEET OF A-2.2	SECOND FLOOR PLAN		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-6410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:				REVISION	No.
					JOB NAME: Herman Residence 1024 Rodeo Road Pebble Beach California A.P.N. 007-828-001-000								



ROOF PLAN
SCALE: 1/4" = 1'-0"

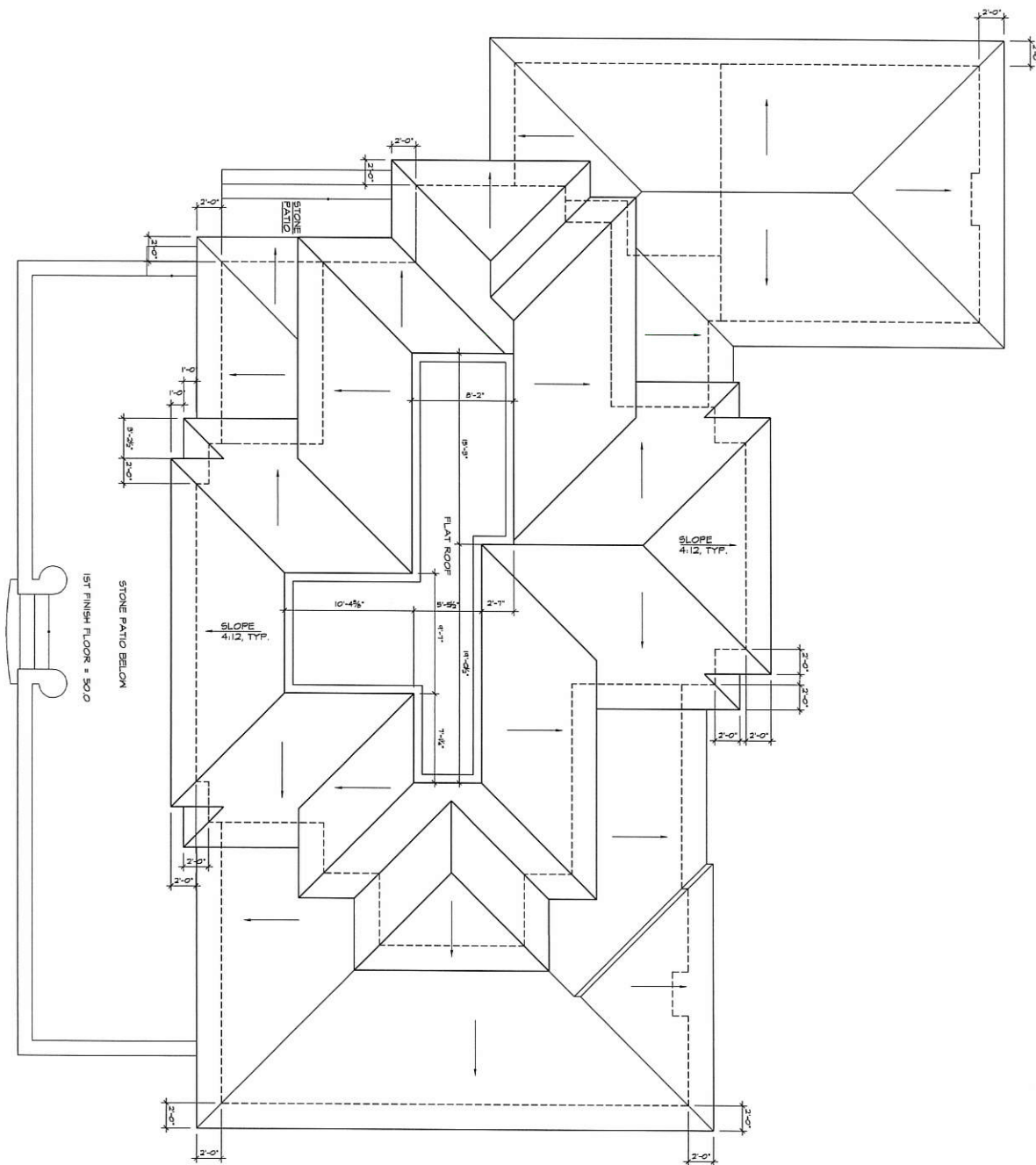
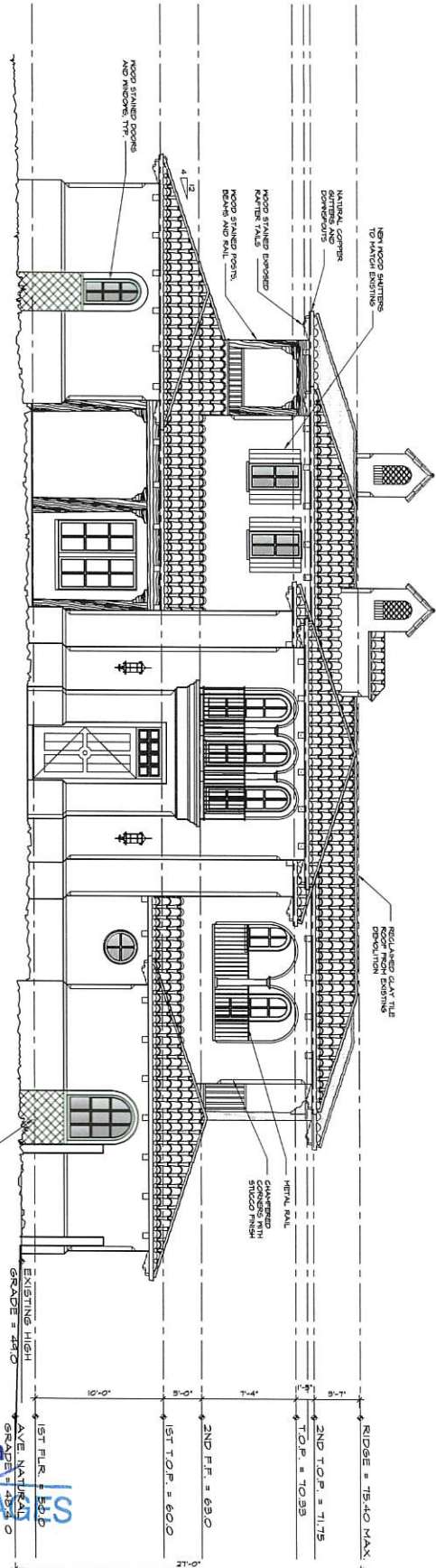
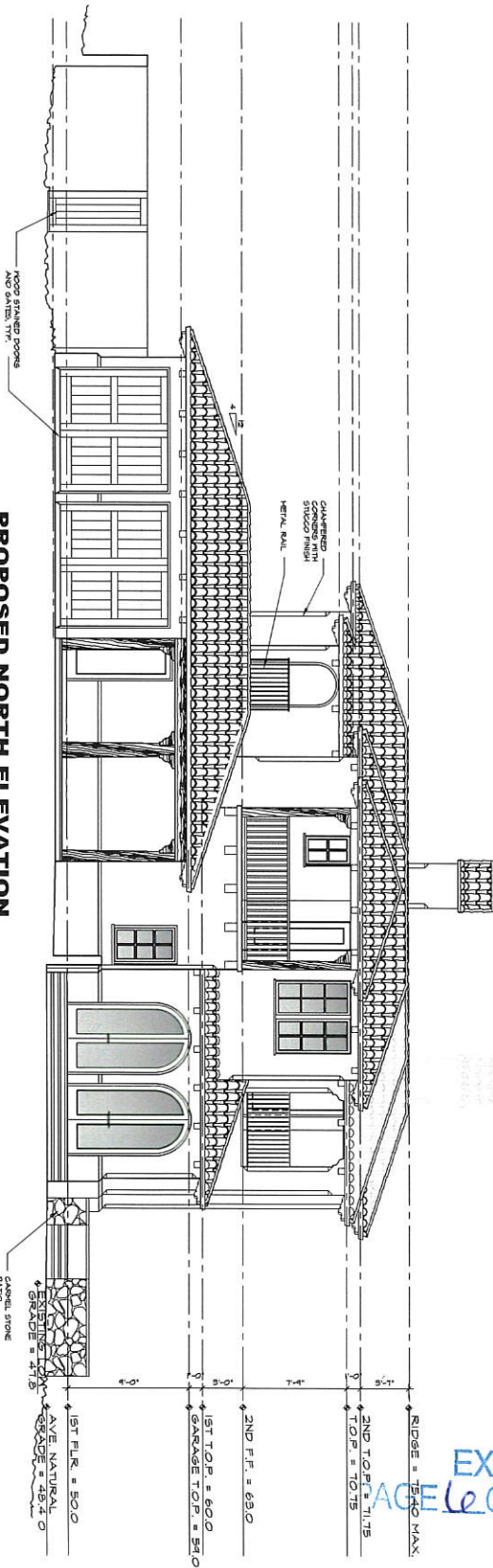


EXHIBIT C
PAGE 5 OF 10 PAGES

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PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT C
PAGE 2 OF 10

REVISION	No.

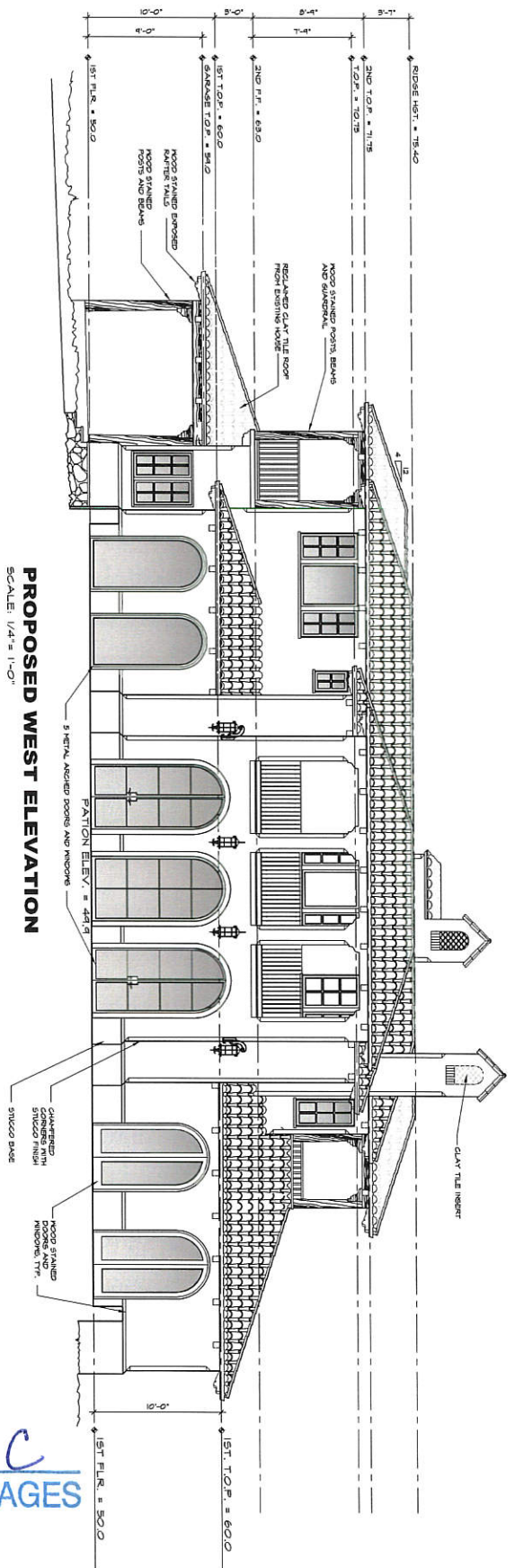
DATE	2/7/14
SCALE	1/4" = 1'-0"
EXAM.	CM
AS NUMBER	12564

EXT. ELEVATIONS	
JOB NAME:	Herman Residence
	1024 Rodeo Road
	Pebble Beach California
	A.P.N. 007-323-001-000

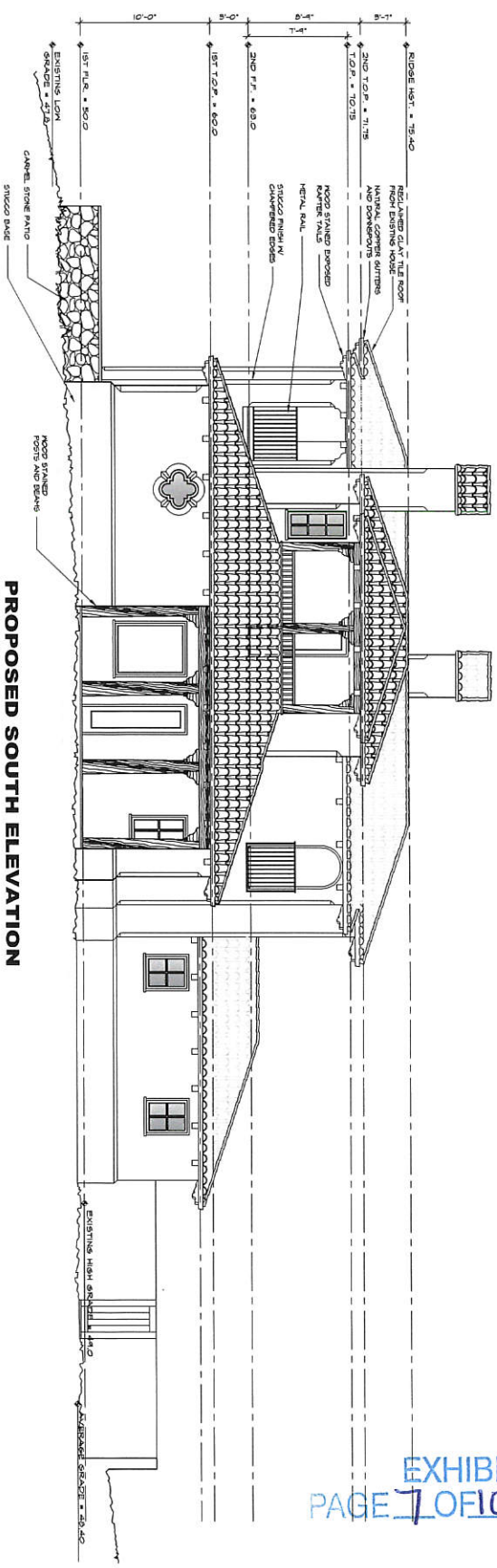
ARCHITECT	ERIC MILLER ARCHITECTS, INC.
	157 GRAND AVENUE SUITE 108 PACIFIC GROVE, CA 93950
	PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

CONSULTANT:	
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THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR REUSE OF ANY PART OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ERIC MILLER ARCHITECTS, INC. IS STRICTLY PROHIBITED. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND ERIC MILLER ARCHITECTS, INC.



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXHIBIT C
PAGE 7 OF 10 PAGES

A-3.2 SHEET OF	EXT. ELEVATIONS		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND AVENUE SUITE 106 • PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION NO.
	DATE 2/7/14	JOB NAME Herman Residence 1024 Rodeo Road Pebble Beach California A.P.N. 007-323-001-000			
	SCALE 1/4" = 1'-0"	DRAWN C.H.			
	JOB NUMBER 12.64				

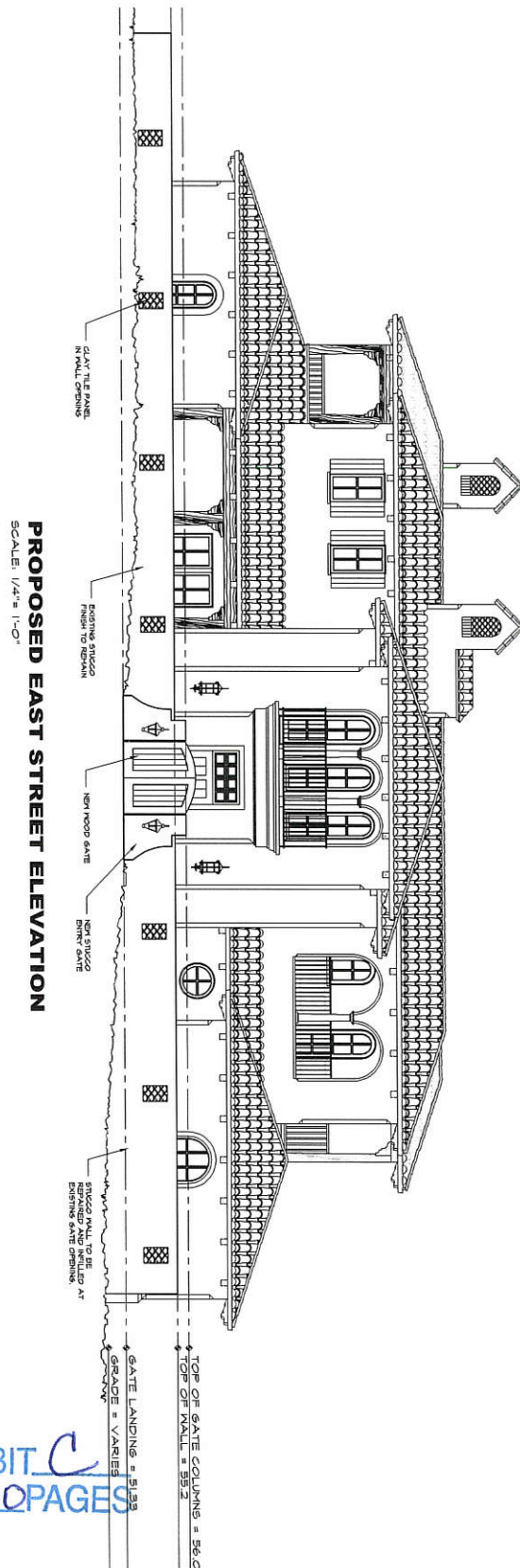


EXHIBIT C
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A-3.3 SHEET 10	STREET ELEVATION		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7640 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.
	JOB NAME: Herman Residence 1024 Rodeo Road Febble Beach California A.P.N. 007-323-001-000	DATE: 08/12/15 SCALE: 1/4"=1'-0" DRAWN: C.H. JOB NUMBER: 1216			

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION OF ANY MATERIAL IN WHOLE OR IN PART, IS EXPRESSLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT. VISUAL CONCEPTS BY THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE FINAL DESIGN. THEREFORE, ACCEPTANCE OF THESE DRAWINGS.

PROPOSED EAST ELEVATION



EXHIBIT C
PAGE 9 OF 10 PAGES

FOR REFERENCE ONLY

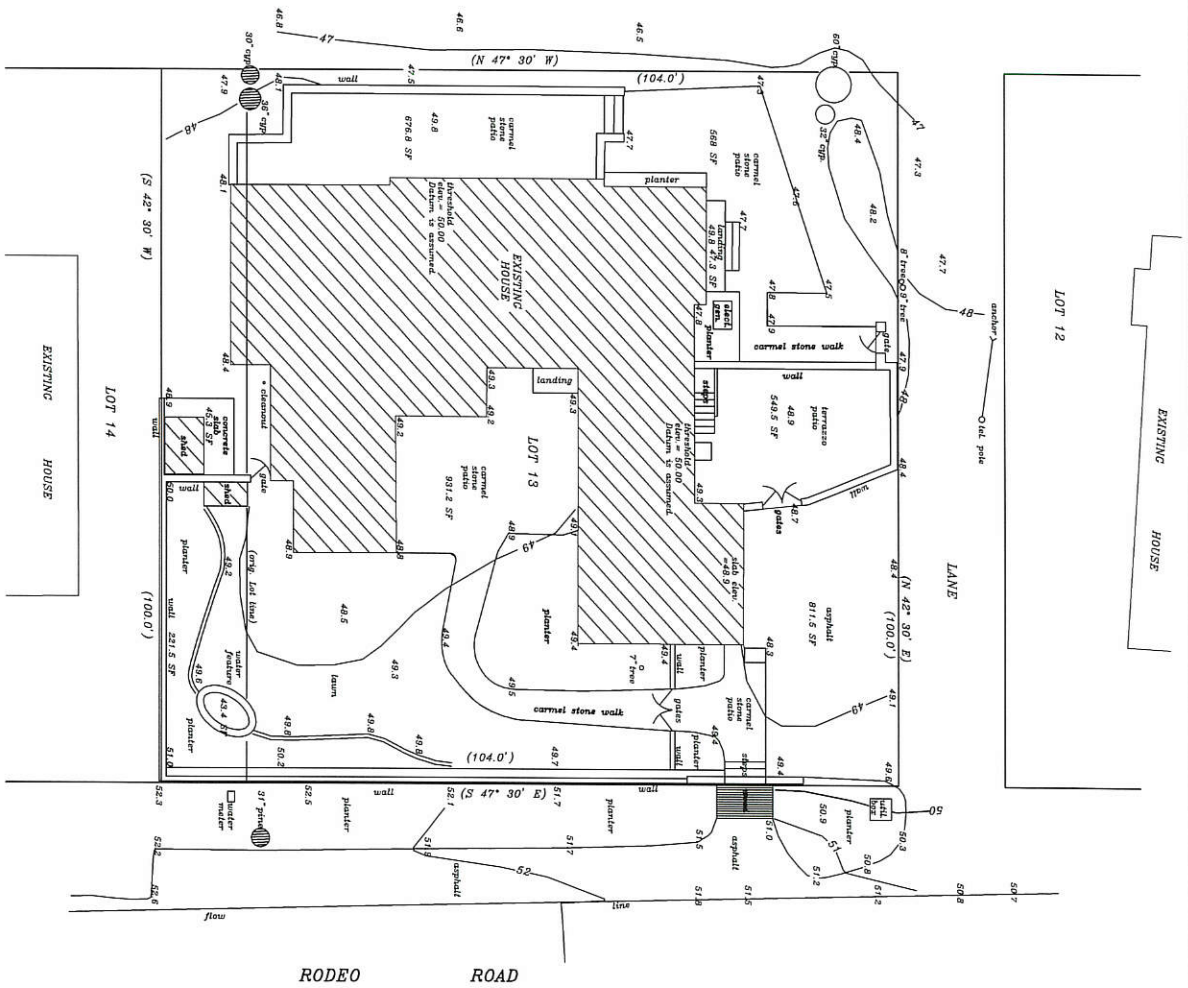
SHEET OF A7.1	COLOR RENDERING DATE: 2/7/14 SCALE: N.T.S. DRAWN: CJS JOB NUMBER: 1216A		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND - suite 106 PACIFIC GROVE, CA 93950 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		CONSULTANT: <table border="1"> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>											
JOB NAME: Herman Residence 1024 Rodeo Road Pebble Beach California A.P.N. 007-523-001-000		REVISION No.		No.												

1. Elevation datum is assumed.
2. Points found or set are not so indicated.
3. Others are shown for reference only (.....)
4. Record data is shown in parentheses (.....)
5. Check for direction of tree growth to field.
6. Where pertinent, the location of improvements.
7. Distances are expressed in feet.
8. Feet and decimals thereof.
9. Only native trees 6" or larger have been located.
10. Assessments may exist that don't show on this map.
11. Relationship of topographic features to boundary lines is approximate.
12. This map does not represent a boundary survey.

of lot 13 and the 12' of lot 14, Block 201,
Monterey Peninsula County Club Subdivision
No. 2, Monterey County, California.

BRUCE & SUE HERMAN

Jon D. Hagemeyer
Carmel, California
Scale: 1" = 8' N.O. 5586
December, 2012



Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Wednesday, May 07, 2014 9:52 AM
To: 'Joel Friedman'
Cc: Bruce Herman; Lopez Chavarin, Maria x5239
Subject: RE: Proposed house at 1024 Rodeo - Pebble Beach

Thank You Mr Friedman for your comments on the Herman Residence. They will be conveyed to the Zoning Administrator at the hearing on May 29, 2014.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Joel Friedman [mailto:joelpf@earthlink.net]
Sent: Wednesday, May 07, 2014 9:42 AM
To: Ford, John H. x5158
Cc: Bruce Herman
Subject: Proposed house at 1024 Rodeo - Pebble Beach

John, my wife and I own a home at 3004 Cormorant Road in Pebble Beach. I'm writing to support Bruce and Sue Herman's proposed house construction at 1024 Rodeo in Pebble Beach, down the road from our house. I understand that one of Bruce and Sue's neighbors has objected to the 10-foot setback on the lane next to their home. Our house sits adjacent to a similar lane and our 10-foot setback was approved when we constructed our home several years ago. I believe that the Herman's construction fits within the character of the neighborhood and would, if approved and built, continue to enhance the quality of the neighborhood - - it's clearly an improvement over the existing house.

Sincerely,

Joel Friedman
3004 Cormorant Road
Pebble Beach, CA 94010

--
Joel Friedman
joelpf@earthlink.net
Phone: 650-345-6505
Mobile: 650-619-7109

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Tuesday, May 06, 2014 8:21 AM
To: 'Karen Throop'; ConnollyT@co.monterey.ca.us
Cc: Steve Moore; Bruce Herman; Sally Reed; Bob Throop; Lopez Chavarin, Maria x5239
Subject: RE: Herman residence at 1024 Rodeo Road, Pebble Beach

Mr. and Mrs Throop:

Thank you for your comments. Your involvement in the process is important. We have the proposed Herman Residence is scheduled for a public hearing on May 29, 2014 with the Zoning Administrator. You should receive a notice in the mail and see legal notices posted in the area prior to the hearing.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

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<https://aca.accela.com/monterey/Default.aspx>

-----Original Message-----

From: Karen Throop [<mailto:karen.throop@icloud.com>]
Sent: Tuesday, May 06, 2014 6:51 AM
To: Ford, John H. x5158; ConnollyT@co.monterey.ca.us
Cc: Steve Moore; Bruce Herman; Sally Reed; Bob Throop
Subject: Herman residence at 1024 Rodeo Road, Pebble Beach

Dear Mssrs. Ford and Connolly,
We live at 1034 Rodeo Road, and are neighbors of Bruce and Sue Herman, owners of 1024 Rodeo Road. We have seen their house plans and have been excited for a long time about their building this house. We are distressed by the continued self-serving delay tactics of one set of neighbors on our street. Their actions to impede the construction of the Herman's home only costs the public and our neighborhood time and without a doubt, costs the Hermans in both emotional and financial distress. Please look at the history of this project and end the unfair delays. The Herman's new home will only enhance our street and the entire neighborhood.

Most respectfully,
Karen and Robert Throop
1034 Rodeo Road
Pebble Beach, CA 93953
831-647-1355

EXHIBIT D
PAGE 2 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Tuesday, May 06, 2014 11:15 AM
To: 'Robert Throop'
Cc: Lopez Chavarin, Maria x5239
Subject: RE: Herman Construction at 1024 Rodeo Road

Hi Mr Throop,

Thank you for your input on the residence proposed at 1024 Rodeo Road. It is scheduled for the Zoning Administrator on may 29, 2014.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Robert Throop [<mailto:rsthroop@yahoo.com>]
Sent: Tuesday, May 06, 2014 9:56 AM
To: Ford, John H. x5158
Subject: Herman Construction at 1024 Rodeo Road

Dear Mr. Ford:

My name is Robert Throop and I reside at 1034 Rodeo Road. I have known the Hermans for many years. They are good people and good neighbors. I have seen the plans for their new house and believe that it will enhance the neighborhood and is consistent with Pebble Beach norms.

Sincerely,

Robert Throop

EXHIBIT D
PAGE 3 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Tuesday, May 06, 2014 11:12 AM
To: 'Jack Davis'
Cc: Bruce & Sue Herman; Lopez Chavarin, Maria x5239
Subject: RE: Comment on new house project

Thank you Mr. Davis thank you for your contribution to the consideration of this item. It is scheduled for the Zoning Administrator on May 29, 2014.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

-----Original Message-----

From: Jack Davis [<mailto:bogieone@pacbell.net>]
Sent: Tuesday, May 06, 2014 10:11 AM
To: Ford, John H. x5158
Cc: Bruce & Sue Herman
Subject: Comment on new house project

Memorandum for J. H. Ford:

There comes a time in every project when it is time to decide to move on and approve a plan. Now is the time for the project identified below.

The address of the project is 1024 Rodeo Road, Pebble Beach, California 93953

My interest in the project is that of a neighbor who has lived on Rodeo Road for nearly 30 years. I have seen the plans for the project and I think this new home will be beautiful and it fits quite well with many of the other houses on Rodeo Road.

It is my understanding that another neighbor has questioned the dimensions of the properties lot boundaries, but this matter has been resolved and the square footage of the lot and the square footage of the proposed house meet the County's rules and regulations.

I see no reason why this project shouldn't be approved, as does the Pebble Beach Company and the Land Use Advisory Committee.

Thank you for your consideration of this matter.

Sincerely,

John H. Davis
1000 Rodeo Road

EXHIBIT D
PAGE 4 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Tuesday, May 06, 2014 5:59 PM
To: 'Sally Reed'
Cc: Lopez Chavarin, Maria x5239
Subject: RE: 1024 Rodeo Road

Thank you Ms Reed for your comments, they will be forwarded to the Zoning Administrator when this item is heard on May 29, 2014.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Sally Reed [mailto:srr22y@sbcglobal.net]
Sent: Tuesday, May 06, 2014 5:04 PM
To: Ford, John H. x5158
Subject: 1024 Rodeo Road

Dear Zoning Administrator,

I write to support the proposal at 1024 Rodeo Road submitted by Bruce and Susan Herman . I live in the neighborhood and am very familiar with the homes in the area. I consider the Hermans friends, but I also consider Kevin and Heather Dunn my friends and the Dunns are the only party who have objected to the proposal. Were this a close call, I would not write in support of either side. However, the Hermans have followed every rule, designed a beautiful home which will be an asset to the area, and kept the neighborhood informed of their plans. The objection raised is that a pathway (lane) along the side yard is given a 10 foot setback rather than the 20 foot setback that would be required if the lane is considered to be a thoroughfare. There are many such lanes throughout Pebble Beach. Some are used for access by golf carts or maintenance equipment to tend to the golf course areas. They go nowhere else and are not essential to the golf course as there are many openings for access. In many cases they are fenced off, covered with pebbles to provide drainage, or incorporated into adjoining yards. There are also many homes that have been built with only a 10 foot setback. I personally know of at least 10 and I have not really looked for them. It would be very unfair to hold Bruce and Susan Herman to a standard that has never previously applied to any proposed home.

Please approve the proposal for a new home at 1024 Rodeo Road. There is no justification for further delay or to redesign around a pathway that is typical in Pebble Beach and has never required more than a ten foot setback. The home will be appropriate to the neighborhood and consistent with other projects approved in Pebble Beach.

Sincerely,

Sally Reed (1022 Adobe Lane)

EXHIBIT D
PAGE 5 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Tuesday, May 06, 2014 8:25 AM
To: 'STEVE MOORE'; Connolly, Luke T. x5173
Cc: Bruce & Susan Herman; Sue Herman; AAAMoore; Karen Throop; Lopez Chavarin, Maria x5239
Subject: RE: Mr. & Mrs. Bruce Herman Residence at 1024 Rodeo Road, Pebble Beach

Hi Dr. Moore.

Thank you for your comments on the Herman Residence. Your participation in the public hearing process is valued. The Herman Residence is scheduled to be reviewed by the Zoning Administrator on May 29, 2014.

John Ford
Planning Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: STEVE MOORE [<mailto:4stevemoore@sbcglobal.net>]
Sent: Monday, May 05, 2014 5:47 PM
To: Ford, John H. x5158; Connolly, Luke T. x5173
Cc: Bruce & Susan Herman; Sue Herman; AAAMoore; Karen Throop; Steven Moore MD
Subject: Mr. & Mrs. Bruce Herman Residence at 1024 Rodeo Road, Pebble Beach

Dear Mr. Ford and Mr. Connolly,
My name is Steve Moore, and I am writing in support of Mr. and Mrs. Bruce Herman in their efforts to build their family home at 1024 Rodeo Road in Pebble Beach. My wife and I live next door to the Hermans at 1026 Rodeo Road, and we are aware of the pertinent issues regarding this process. I would like to inform you that we have reviewed the architectural plans with the Hermans, and my wife and I very much like the design and the anticipated positive effects this new dwelling will have on the neighborhood. The Mediterranean style of the home is most attractive, and should blend in quite well with SFB Morse's original vision for the Del Monte forest. The Hermans have been very agreeable and open about their future vision for their planned family home, and we have welcomed the dialogue. They are wonderful and understanding neighbors, and have been for over a decade.

I would be very pleased to address any questions or issues you might have regarding Mr. Herman's proposal. Thank you for your attention to this matter.

Sincerely,
Steven V. Moore, MD

EXHIBIT D
PAGE 6 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Ford, John H. x5158
Sent: Sunday, May 18, 2014 1:18 PM
To: Lopez Chavarin, Maria x5239
Subject: FW: Klassen

From: Michael Klassen [bonesmk@gmail.com]
Sent: Saturday, May 17, 2014 6:33 AM
To: Ford, John H. x5158; bruceherman@clayherman.com
Subject: Klassen

Dear Sirs:

I have reviewed the plans and have become acquainted with the request for approval by Bruce & Sue Herman for remodeling of the Herman home on Rodeo Road in Pebble Beach. I live very nearby at 1011 Rodeo Road and I believe the proposal submitted by architect Eric Miller is a good fit for the neighborhood and will improve the current home. I am a neighbor and believe that Mr. Miller's plan fits our neighborhood and will improve our overall property values.

I give my highest support to the Herman Family project and would be happy to answer any questions.

Thank you for taking the time to read my letter of support.

Michael Klasse MD
1011 Rodeo Road
Pebble Beach, CA 93953

EXHIBIT D
PAGE 7 OF 7 PAGES

Lopez Chavarin, Maria x5239

From: Carla Hashimoto [<mailto:carla@ericmillerarchitects.com>]
Sent: Tuesday, March 25, 2014 10:32 AM
To: Gonzales, Liz x5102
Cc: Lopez Chavarin, Maria x5239
Subject: Herman LUAC Review

Hello Liz,

In research by Bruce Herman's attorney regarding the "Lane" at the side of the Herman property addressed by Mr. Bridges at the last LUAC meeting, Margaret Leighton was contacted for clarification of this space.

Below is Margaret's response:

The statement made by Mr. Bridges at the LUAC meeting, which delayed the Herman's application, was incorrect. The lane at the side of the Herman property is NOT part of the Road system. Each of these "lanes" in the Del Monte Forest has a separate AP Number is owned by Pebble Beach Company and is classified as "Open Space". Our Road system has two AP numbers – one is 007-991-001-000 for the Country Club area and the other is 008-991-001-000 for the Coastal Zone area.

The plans as drawn are correct – it is considered a side yard setback of 10' and 20' for the 2nd story.

I wish I had been at the meeting to clarify this for the LUAC members.

Margaret E. Leighton

Pebble Beach Company
Manager, Architectural Review
4005 Sunridge Road
PO Box 1767
Pebble Beach, CA 93953

831-625-8455
831-625-8412 (fax)

www.pebblebeach.com
leightom@pebblebeach.com

With the above clarification, we would appreciate the design review of this project added to the next LUAC meeting.

Please let us know if you have any questions.

Thank you,

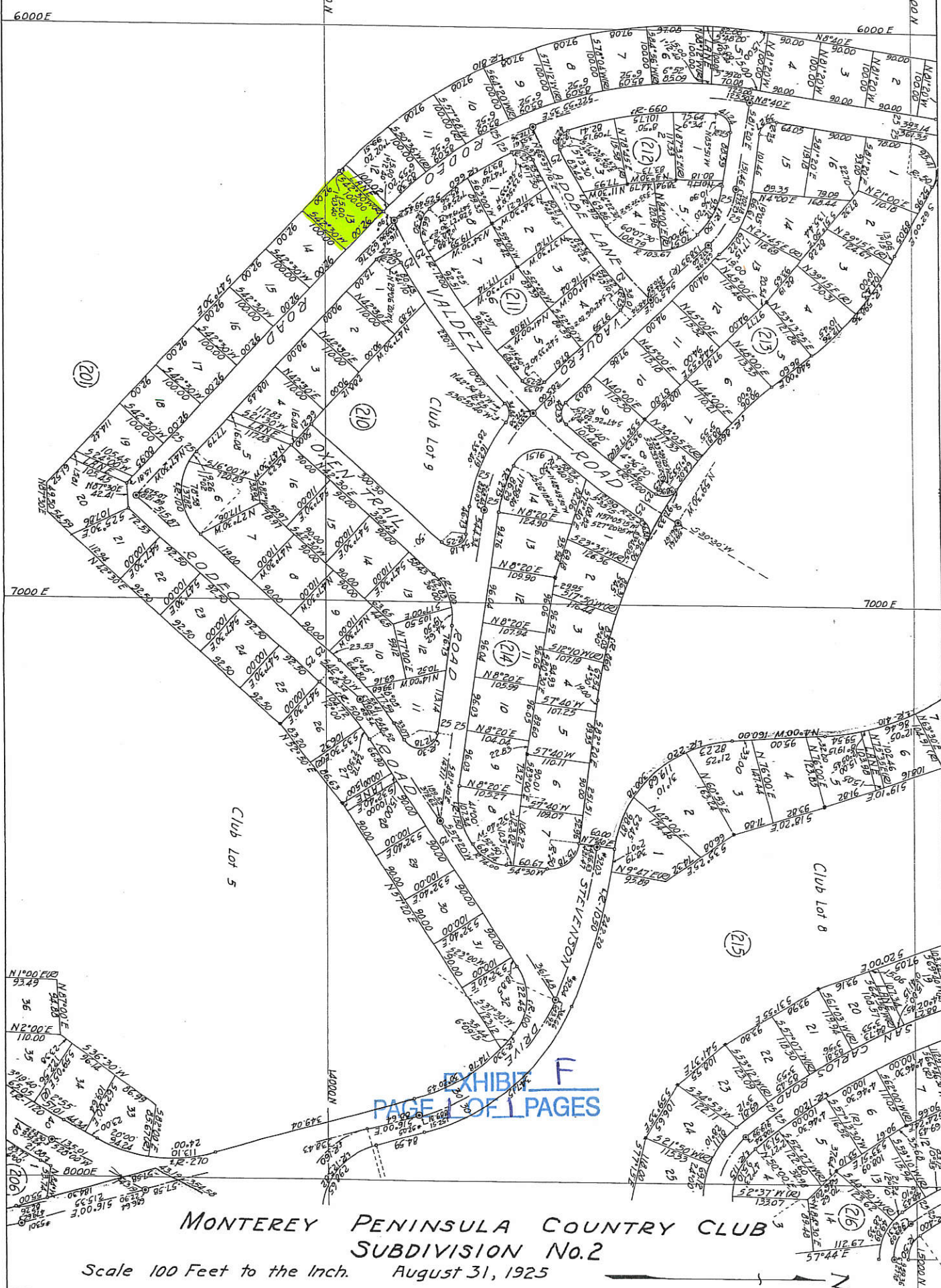
Carla

Associate Architect
Eric Miller Architects, Inc.
157 Grand Avenue, Suite 106
Pacific Grove, CA 93950
Office: 831-372-0410, ext. 118
Fax: 831-372-7840

EXHIBIT F

0 10 20 30 40 50 60 70 80 90 100
SCALE 1"=100'
COUNTY OF MONTEREY

SHEET 52-B



MONTEREY PENINSULA COUNTRY CLUB
SUBDIVISION No. 2

Scale 100 Feet to the Inch. August 31, 1925

EXHIBIT F
PAGE 1 OF 1 PAGES

62-D

C.S.B.

10/3 Pg. 29

DEL MONTE FOREST

EXHIBIT G

Point Joe

Pacific
Ocean

17-MILE DR

STEVENSON DR

Sawmill Gulch

SLOAT RD

BIRD ROCK RD

RODEO RD

OCEAN RD

PROJECT SITE

Forest
Lake

Seal Rock Creek

Bird Rock

Seal Rock

Fan Shell Beach

EXHIBIT G
PAGE 1 OF 1 PAGES

APPLICANT: HERMAN

APN: 007-323-001-000

FILE # PLN140098

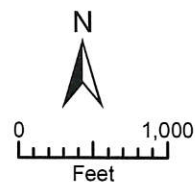


2500' Limit



300' Limit

Water



PLANNER: LOPEZ